

# 12-18 THEOBALDS ROAD

12-18 THEOBALDS RD, LONDON, WC1X 8PL



GRYPHON  
PROPERTY PARTNERS

## DESCRIPTION

Set in a row of terraced Grade II listed buildings full of original features, our workplace at 12-18 Theobalds Road is a Georgian masterpiece in the heart of London's Midtown. Renovated in partnership with Thirdway Architecture, resulting in thrilling interiors merging historic elements with modern facilities, this is an office solution that has bags of character. Each of the individual private serviced office spaces contained within has a unique theme that makes it special, but they all share high ceilings, excellent natural lighting, and great views. There's also a communal business lounge space which offers coworking facilities and a casual setting for meeting in, along with a host of amenities including dedicated meeting rooms and an outdoor courtyard. 12-18 Theobalds Road is the perfect choice for SMEs looking for an inspiring new workplace that offers atmosphere, architectural delight, and a range of productivity-boosting features in an outstanding area of Central London.

## LOCATION

Nestled between Bloomsbury, Holborn, and Farringdon, in London's midtown, 12-18 Theobalds Road is easily reached on the Underground or Overground. There are a number of nearby rail stations, including Chancery Lane just 5 minutes' walk away, and plenty of bus routes pass nearby. There's also on-site cycle storage, meaning you can ride to work and know your bicycle's safe and secure.

## SPECIFICATION/AMENITIES

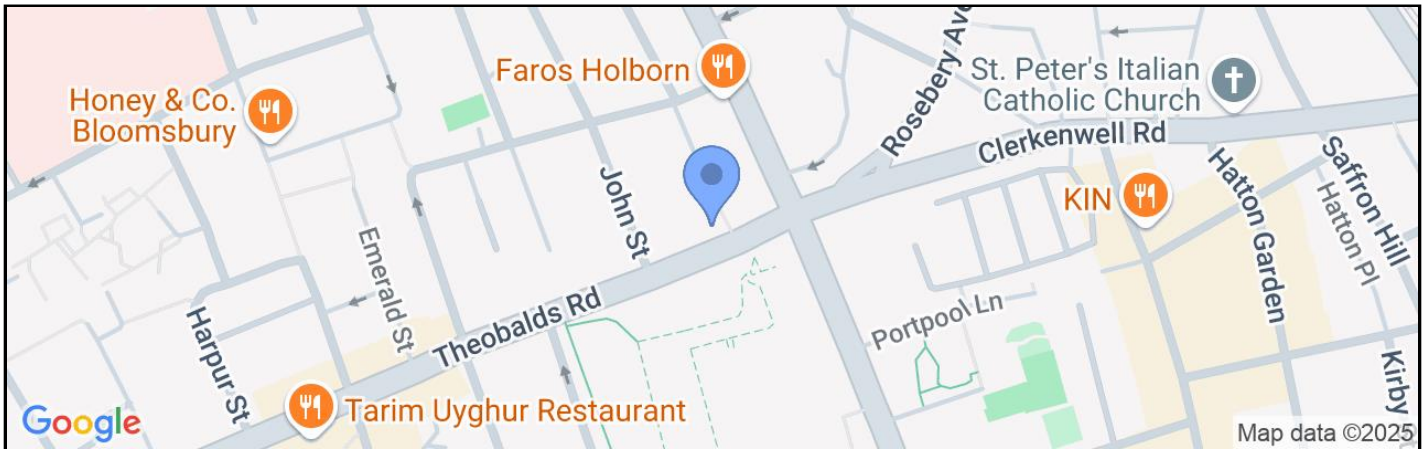
- EPC rating of C
- Cyclist friendly
- 24 hour access and Intercom system
- Meeting rooms
- Fibre-optic broadband
- Aircon
- Office cleaning
- Courtyard

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

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### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. January 2025