

# 31 SOUTHAMPTON ROW

31-35 SOUTHAMPTON ROW, LONDON, WC1B 5HJ



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Our Holborn business centre is one of our most popular locations, and there's a great community based within its four walls. The area is brimming with shops, bars, restaurants, gyms and caf es so there are options galore for staff, and client, entertaining. The building itself offers a wide range of serviced office space, spread over a number of floors. It's a building full of character, directly above an Italian restaurant and right next door Sicilian Avenue, a pedestrianised street packed full of caf es. There are also 4 sizes of meeting rooms available, from 4 - 18 people offering a great central London location for when you need to make an impression.

## SPECIFICATION/AMENITIES

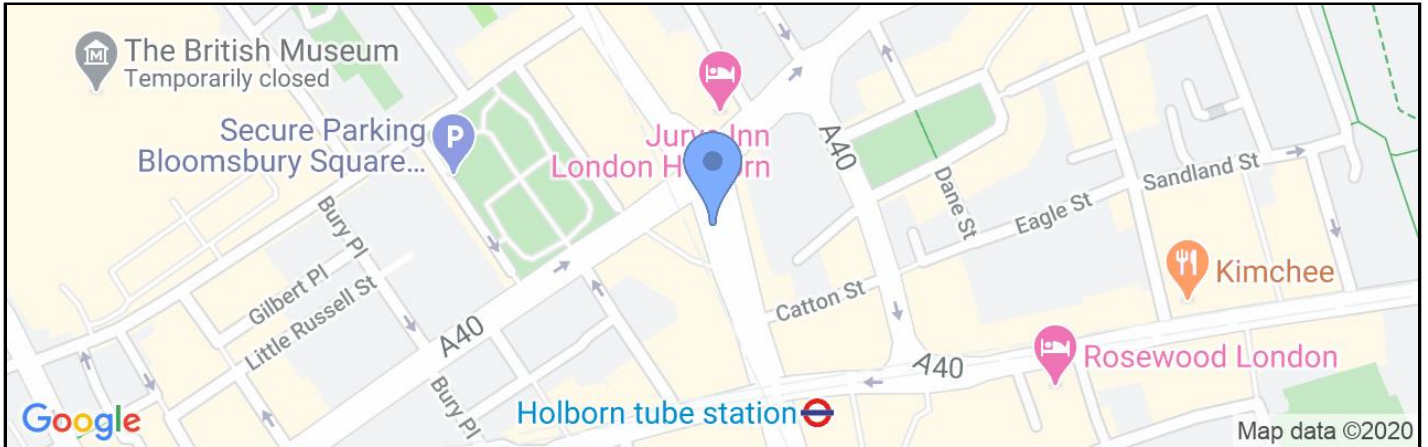
- Conference facilities
- Virtual Offices
- Photocopying & Post handling
- Flexible licence agreement
- 24/7

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### 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. May 2020