

35-36 EAGLE STREET

LONDON, WC1R 4AQ



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

This serviced office building is located a couple of minutes from Holborn underground station in London's Midtown. It has all the latest features available to provide you with a state of the art work environment sure to promote your business in the highest regard to your clients. The space ranges from 1 to 14 desks spread over 5 floors, each office being fully furnished with internet and phones already installed. This is designed to make the move in process as easy and quick as possible so you can get straight on with running your business.

Flexible licences agreements mean that no long term commitment is needed to take the space, which appeals to start up companies as well as established companies who are looking for project space.

LOCATION

Situated in WC1, just a short distance from Holborn station (Central and Piccadilly Lines) giving access to Kings Cross St Pancras in a matter of minutes. This area is also very popular due to the ease of access to the West End and City of London on the Central Line. There are plenty of restaurants in the area as well as the famous and Rosewood Hotel which has a superb cocktail bar and is great for entertaining clients.

SPECIFICATION/AMENITIES

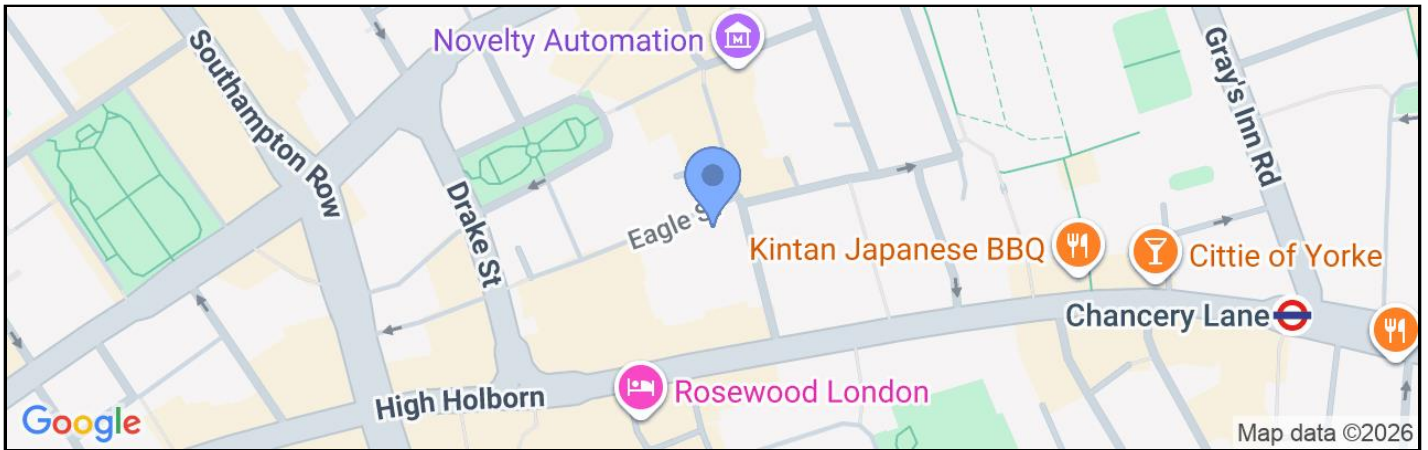
- IT Solutions
- Meeting rooms available for hire
- 24hr access
- High speed broadband
- Air conditioned

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

GENERAL ENQUIRIES

0203 440 9800

info@gryphon.uk.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. March 2026