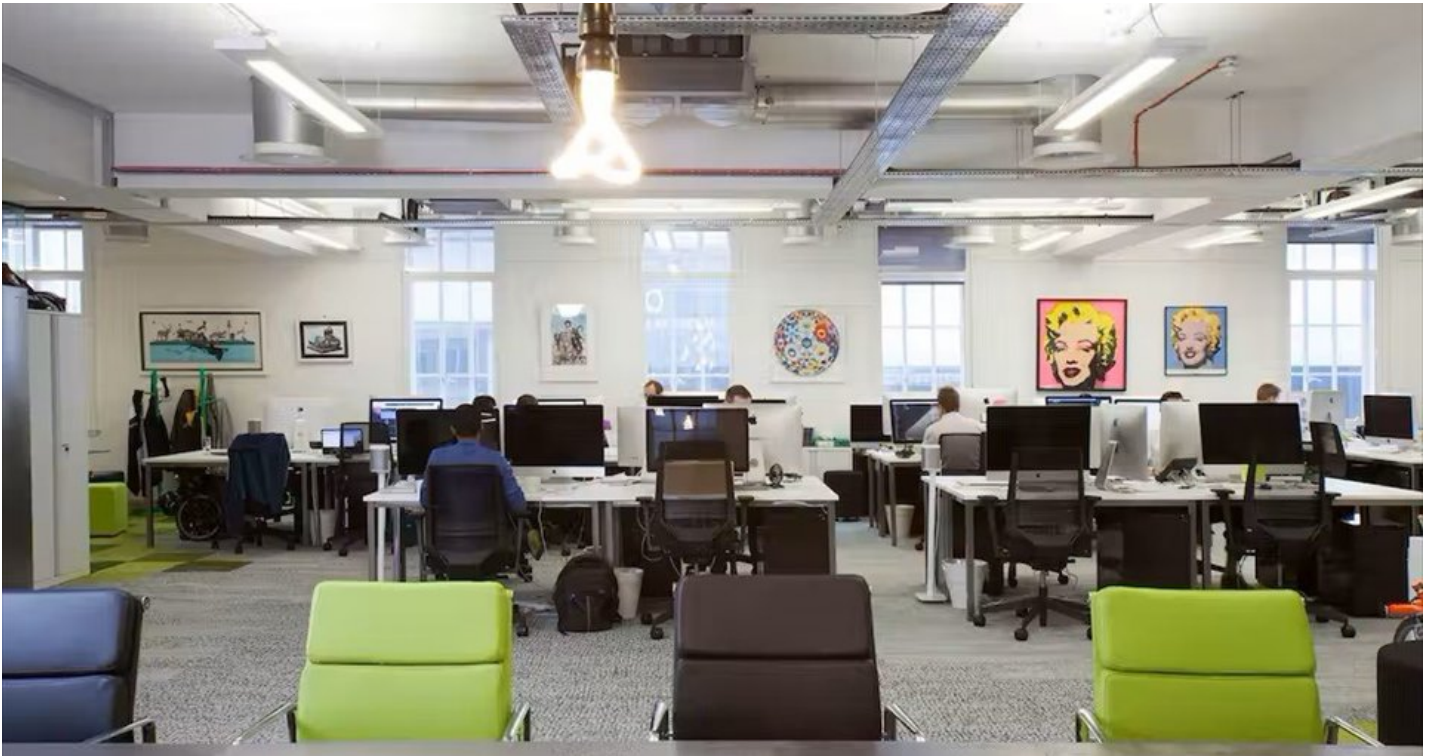


# 235 HIGH HOLBORN

LONDON, WC1V 7LE



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

This fantastic serviced office building is superbly positioned by Holborn Station in London's Midtown. There are meeting rooms to hire in the building but there is also an abundance of breakout space so you may find you never use them. Reception is staffed during office hours as well as a onsite management team who run the building and deal with any issues that many arise. There are kitchens for tenants to use which are fully stocked daily as well as telephone booths dotted around the building for private phone calls.

## LOCATION

This serviced office building is yards from Holborn Station which is centrally located with easy access to the City and West End on the Central Line, Heathrow International Airport can also be reached directly on the Piccadilly Line. There are some great restaurants within walking distance from 235 High Holborn such as Asadal and Shanghai Blues as well as superb bars such as Scarfes at the Rosewood Hotel.

## SPECIFICATION/AMENITIES

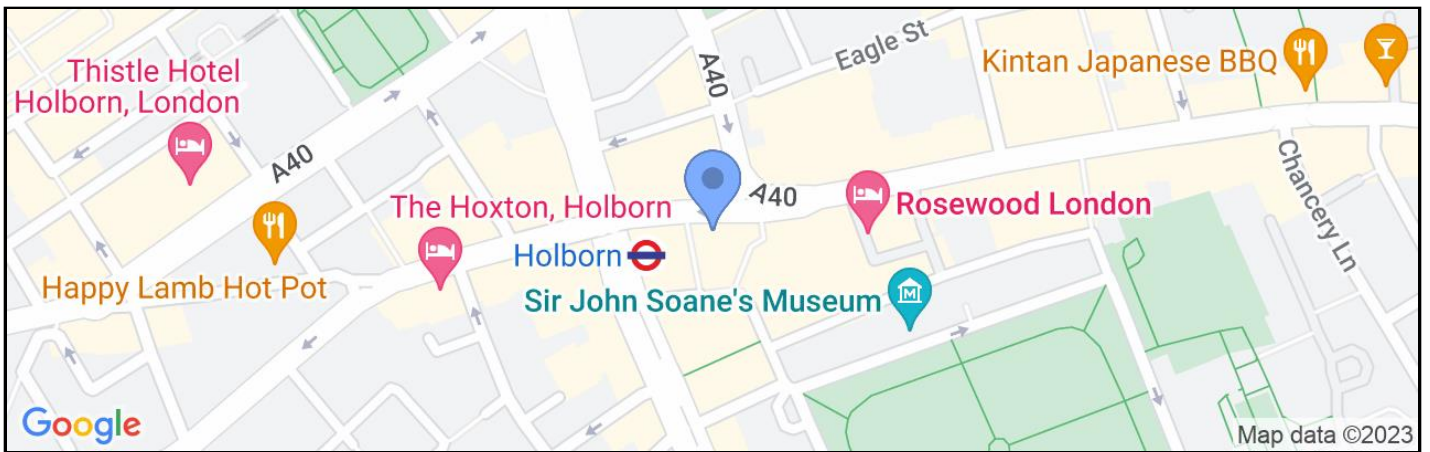
- Staffed reception
- Meeting rooms to hire
- Air conditioned
- Breakout space
- Raised floors

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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. March 2023