

# WATERHOUSE SQUARE

138 HOLBORN, LONDON, EC1N 2ST



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

This stunning gothic building will take you back in time the era of Charles Dickens due to its beautiful red brick courtyard and period architectural features such as bay windows. Waterhouse Square is spread over two beautifully renovated floors specifically designed to promote productivity and inspiration. Every detail of this building has been considered to provide everything a business needs to function smoothly consisting of a reception manned by a friendly team, private offices, conference rooms and breakout space. Because of this, it lends itself perfectly to those in legal, business services and advertising sectors.

## LOCATION

This centre is located just minutes from Chancery Lane, Holborn and Farringdon tube stations which provides extensive access to the underground network as well as the Thameslink trains. The building is also within a short walk of the West End and Oxford Circus where there is a multitude of some of the best shops, bars and restaurants London has to offer. Leather Lane Market is also only seconds away and provides an array of vibrant foods from all over the world making it the perfect place to visit on your lunch break.

## SPECIFICATION/AMENITIES

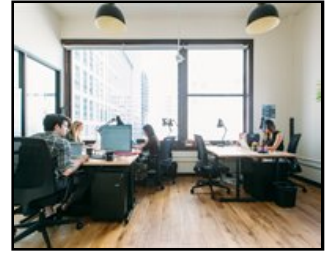
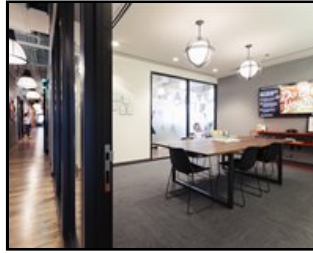
- High speed broadband
- Breakout space
- Meeting room access
- High quality fitout
- Kitchens
- Manned Reception
- 24/7 access
- CCTV

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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