

# 322 HIGH HOLBORN

LONDON, WC1V 7QH



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

More than just a business centre, these prestigious serviced offices combine modern innovative workspace with thoughtful lifestyle extras, in a luxurious, unbranded environment. The centre team go the extra mile to ensure the satisfaction of their clients, priding themselves on attention to detail.

The inviting reception also comes staffed throughout business hours ensuring that guests feel well accommodated, receiving a warm welcome as they enter your offices. Aware of the importance of client wellbeing, these offices also offer lounge space, breakout areas and kitchens alongside a selection of lifestyle extras allowing clients to unwind or work away from the desk. Further facilities include; meeting rooms, a personal steward service, luxury shower rooms and bike racks.

Beautifully designed modern offices available on 2 levels (floors 3 and 4) on the doorstep of Chancery Lane tube station.

## LOCATION

Located on High Holborn right outside Chancery Lane tube station. Holborn and Thameslink stations all within a 7-minute walk away providing access to the Central, Piccadilly, Metropolitan, Circle and Hammersmith & City lines. Farringdon and Kings Cross mainline rail stations are within 15 minutes' reach for connections to Gatwick airport, Brighton, Kent, East Midlands and International services. This midtown centre is on the doorstep of many restaurants, bars, retail shops and the thriving entertainment and media heart of the West End.

## SPECIFICATION/AMENITIES

- Meeting Rooms
- Air-Conditioning
- Onsite car parking
- Showers
- Kitchen
- Onsite Team
- 24/7 Access
- Bicycle Storage

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment

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### Subject to Contract

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