

# 44 SOUTHAMPTON BUILDINGS

LONDON, WC1V 7QH



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Having recently undergone an extensive refurbishment, this stunning 8-floor period style property is just a stone's throw from Chancery Lane tube station.

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 loungespace, 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.

## LOCATION

Situated just off High Holborn approximately 30 seconds walk away from 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

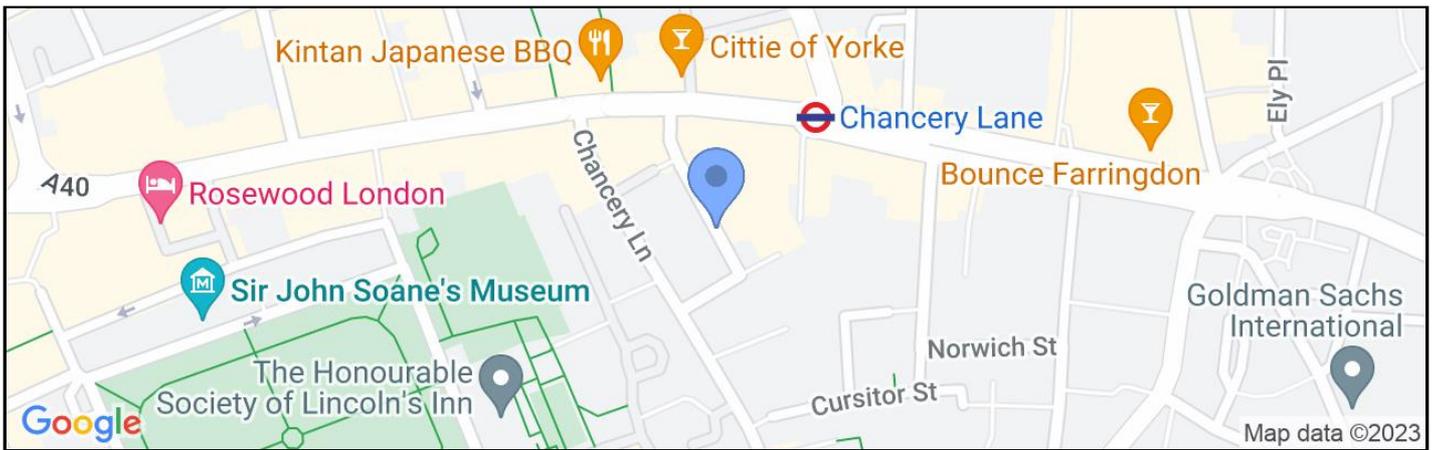
- Access 24/7
- Air-Conditioning
- Meeting room access
- Showers
- Kitchen
- Onsite Staff
- Onsite Parking
- CCTV

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment

### ANDREW MCCALLUM

0203 440 9809

andrew@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. September 2023