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\*\*Attractive period style office suite,  
suitable for occupation by firms of  
lawyers or as barristers' chambers\*\*

## 1 NEW SQUARE LINCOLN'S INN WC2

1,130 sq ft (105 sq m) approx

### Location

Arguably one of the finest garden squares within all the Inns of Court, New Square is situated between Lincoln's Inn Fields and Chancery Lane, at the heart of Lincoln's Inn.

Chancery Lane, Holborn and Temple underground stations are all within easy walking distance.

### Accommodation

The available accommodation comprises of a suite of four offices, reception area and kitchenette, on the 2<sup>nd</sup> floor, approached via a striking panelled timber staircase.



### Floor area

Pt 2<sup>nd</sup> 1,130 sq ft / 105 sq m

### Amenities

- \*Fine views across garden square
- \* Attractive period features
- \* Furniture available, by separate agreement
- \* Kitchenette
- \* Car parking available (by separate agreement)

## **Terms**

A new sublease is available for a term to expire in May 2022. A longer term may be available; terms on application.

The property has a user restriction which only permits occupation by firms of lawyers or as barristers' chambers.

## **Rent**

£51,000 per annum exclusive.

## **Service charge**

The tenant will be responsible for reimbursing a proportion of the costs incurred in maintaining the building and common parts.

The estimate for the current year equates to approx £2.50 per sq ft.

## **Business Rates**

The premises are currently assessed as follows:

RV£28,750

## **Possession**

Immediately on completion of legal formalities.



## **Viewing**

Strictly by appointment through sole letting agents:

**Gale Priggen & Co 020 7404 5043**

Tim Gale – [tpg@galepriggen.co.uk](mailto:tpg@galepriggen.co.uk)

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