

TO LET

# The Record Hall, Baldwin Gardens, EN1

5<sup>th</sup> floor - 3,655sq ft

High quality, fully fitted, plug & play office accommodation available now



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Floor	Area (sq ft)	Area (sq m)
<b>Fifth Floor</b>	<b>3,655</b>	<b>340</b>



## DESCRIPTION

The 5<sup>th</sup> floor provides the opportunity to acquire a high quality fully-fitted floor. The floor benefits from a large boardroom as well as a number of private offices or meeting rooms. The 5<sup>th</sup> floor also benefits from a large private roof terrace.



## SPECIFICATION

- High quality modern fit out
- Raised floors
- 2 x 8 person passenger lifts
- Private roof terrace.
- Further amenities available within the 'The Workspace' office accommodation.



## LOCATION

The Record Hall is located to the North of High Holborn just a minutes walk to Chancery Lane (central line) underground station and Farringdon over ground station. There are a host of amenities, including restaurants, shops and leisure facilities nearby as well.



## TERMS

- Lease: An assignment until April 2022
- Passing rent: On application
- Rates: £11,000 per month
- Service charge: Included



## CONTACT US

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