



34 ELY PLACE, LONDON, EC1N 6TD

Grade II Listed Townhouse Office- Lease Available

Desirable Private Midtown Location

2,619 sq ft – 243.31 sq m



34 ELY PLACE, LONDON, EC1N 6TD

LOCATION

Ely Place is located just north of Holborn Circus, off Charterhouse Street. Rich in history, it is home to St Etheldreda's Church, one of London's oldest surviving churches, dating back to the 13th century.

A hidden gem in the heart of bustling Midtown, Ely Place is a private, gated street that offers a peaceful atmosphere while being only a short walk from Farringdon Station, one of London's premier transport hubs. Chancery Lane Underground and City Thameslink stations are also nearby, as well as the vibrant Leather Lane street market and the diverse culinary and cultural attractions of Farringdon.

TENURE

A new lease is available direct from the Landlord.

RENT

£132,500 per annum pax.

ACCOMMODATION

The accommodation is spread across the lower ground, ground, and four upper floors, covering a total of 2,774 sq ft. Each upper floor office features an L-shaped open-plan area with windows at the front overlooking Ely Place, as well as rear-facing windows. The ground floor consists of a spacious open-plan area, complemented by a rear office illuminated from above. The lower ground floor provides additional office space with natural light from Ely Place, along with a separate kitchenette and storage area.

Lower Ground Floor	407 Sq Ft	37.81 Sq M
Ground Floor Ancillary	539 Sq Ft	50.07 Sq M
1 st Floor	429 Sq Ft	39.86 Sq M
2 nd Floor	445 Sq Ft	41.34 Sq M
3 rd Floor	422 Sq Ft	39.21 Sq M
4 th Floor	377 Sq Ft	35.02 Sq M
Total	2,619 Sq Ft	243.31 Sq M

RATES (2023/24)

Rateable value:	£85,000
Rates payable	£17.72 sq ft

A business may be entitled to 75% of the chargeable amount, up to a figure of £110,000, from 1 April 2023 to 31 March 2025. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

EPC

Available upon request.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

Jonathan Cowan

jsc@stephenkane.co.uk | 07973 619 090

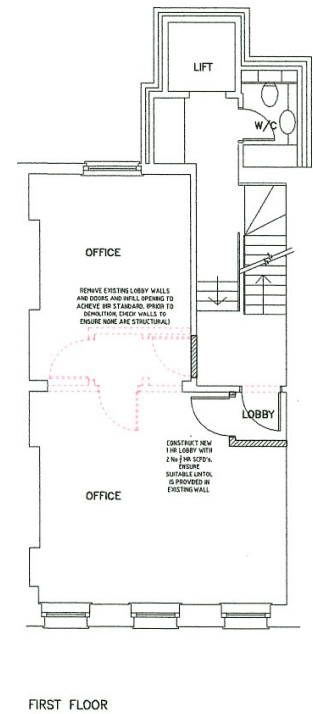
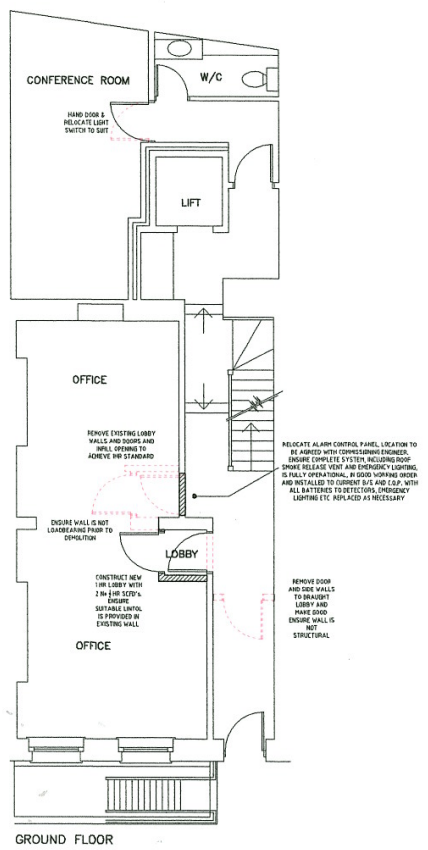
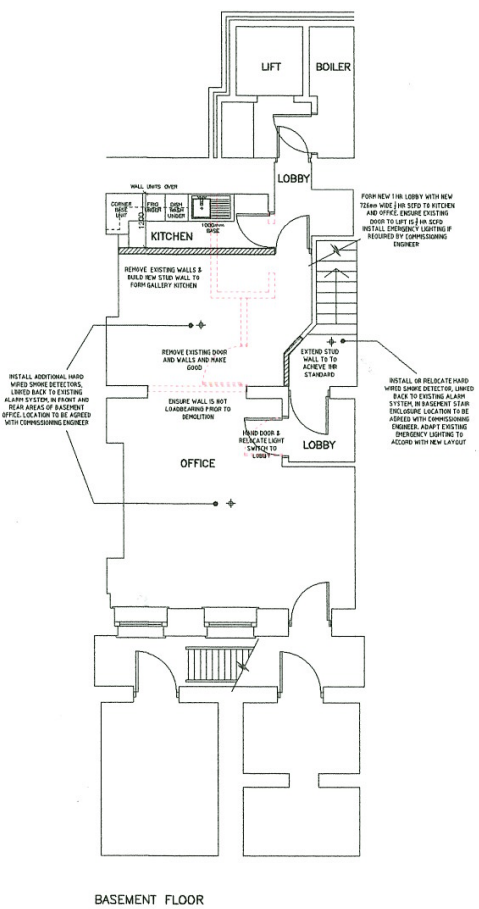


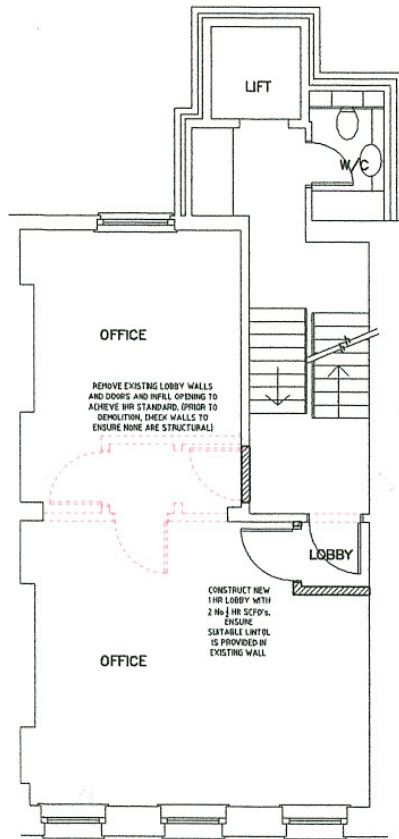
STEPHEN
KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1992

34 ELY PLACE, LONDON, EC1N 6TD

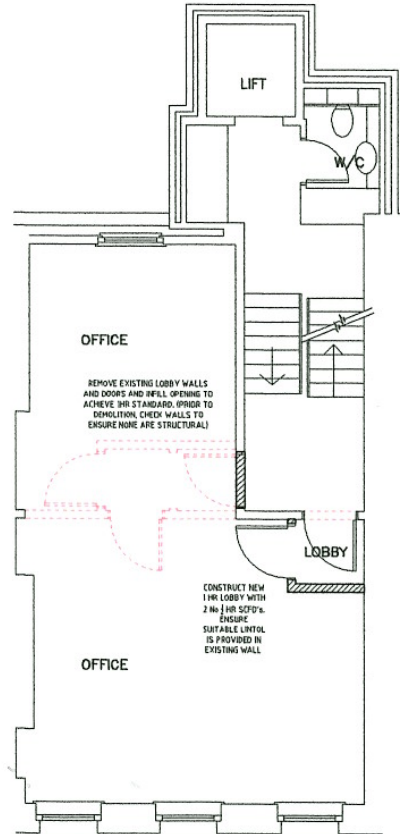


AML
Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

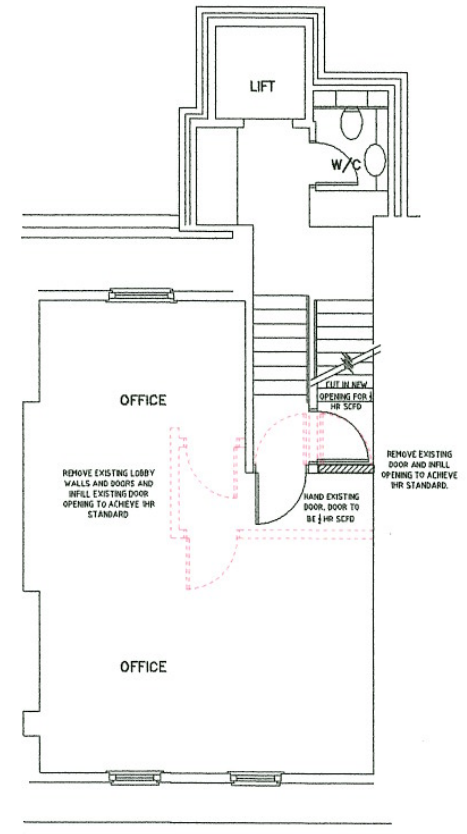




SECOND FLOOR



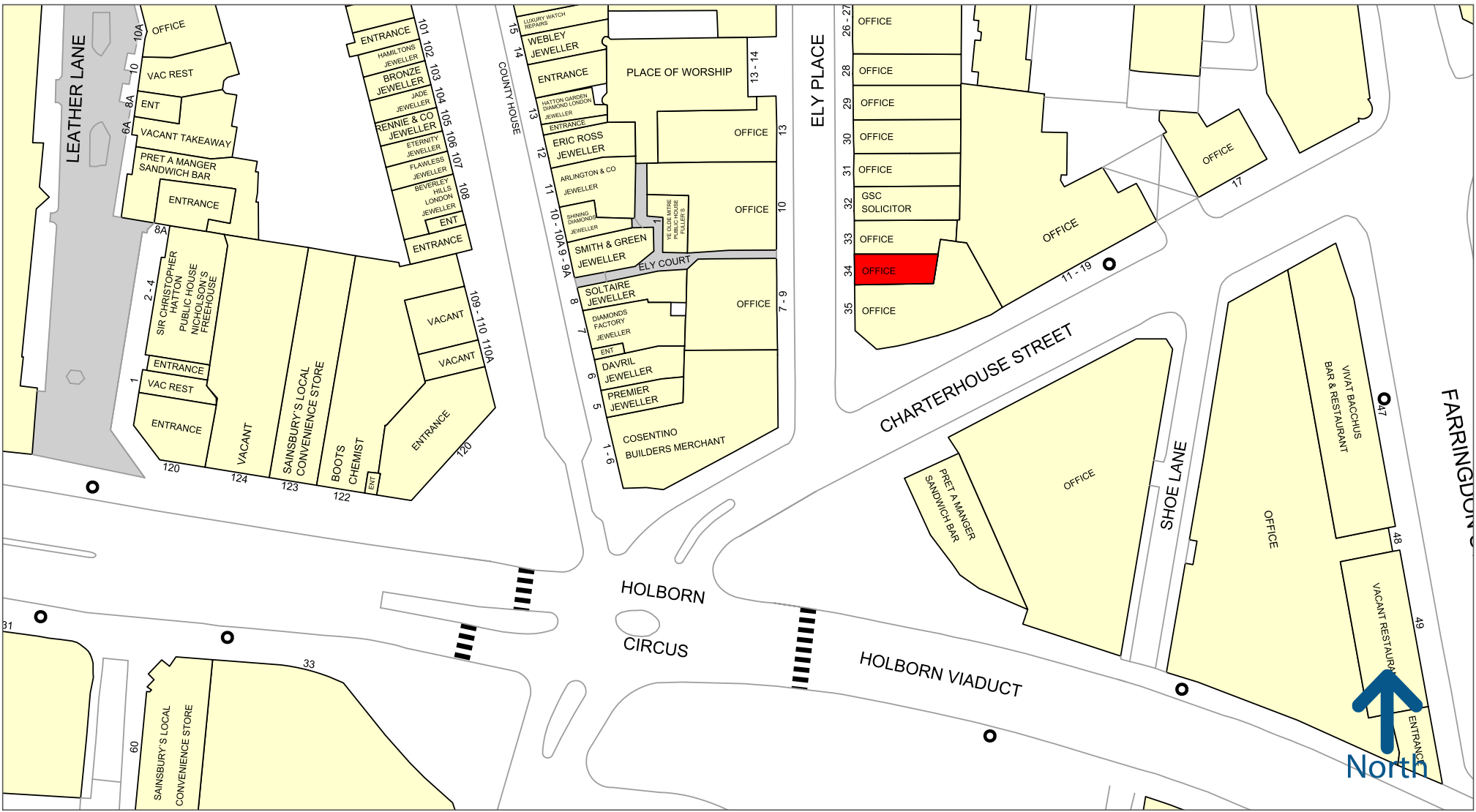
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



34 ELY PLACE, LONDON, EC1N 6TD



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.

STEPHEN KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1992