



30-31 Furnival Street, Holborn, London, EC4

Chancery Lane, London, EC4A 1JQ

Fully fitted and refurbished offices next to Chancery Lane Station

1,466 to 4,967 sq ft
(136.20 to 461.45 sq m)

- Fully fitted 3rd floor
- Newly refurbished LG floor
- New LED lighting and exposed services
- New kitchenette
- Brand new bike racks
- 1 min walk from Chancery Lane Underground station

30-31 Furnival Street, Holborn, London, EC4, Chancery Lane, London, EC4A 1JQ

Summary

Available Size	1,466 to 4,967 sq ft
Rent	£32.50 - £56.50 per sq ft
Rates Payable	£18.85 per sq ft
Service Charge	£19.50 per sq ft
EPC Rating	Upon enquiry

Description

30-31 Furnival Street is an office property featuring reinforced concrete construction with attractive brick finishes, arranged over seven floors from the Lower Ground (LG) to 5th floor. The building has both a main entrance and a secondary entrance that also serves as a fire exit. The main reception has recently been refurbished offering a bright and modern waiting area.

The 3rd floor has undergone a complete refurbishment, boasting new exposed services, modern air conditioning, and new carpeting. This floor is fully fitted and ready for immediate use, with 18 desks, a large meeting room, and a generous kitchen and breakout area, providing a comfortable and productive workspace.

The Lower Ground floor has also been fully refurbished, featuring new exposed services, new carpeting, and a new kitchen area and benefits from natural light at the rear of the space. While perfectly suitable as an office, this floor is also ideal for alternative uses such as a gym, yoga studio, medical facility, or training centre. Occupiers could also use the secondary entrance as their own dedicated entrance

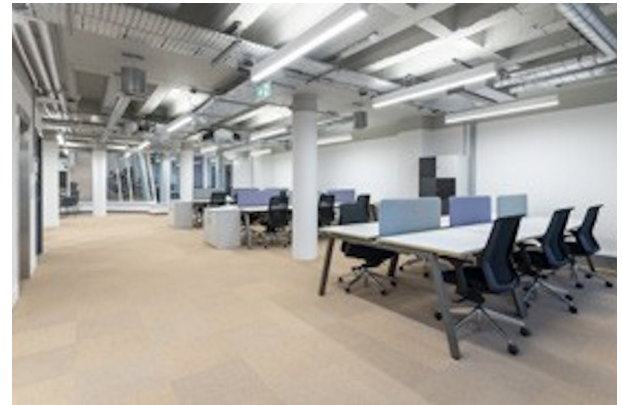
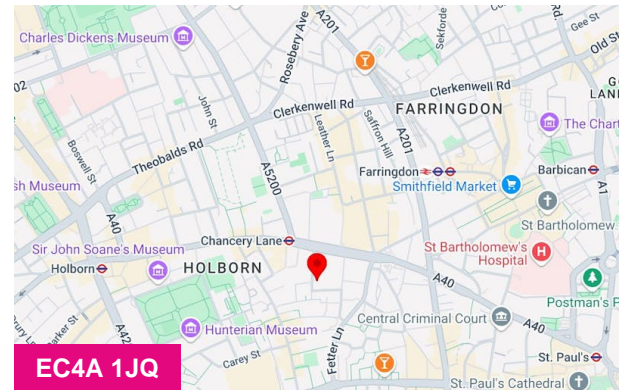
Location

The property enjoys a prominent position on the eastern side of Furnival Street, near the junction with Norwich Street. Situated in the heart of Midtown, this prime location offers excellent public transport connectivity. Chancery Lane (Central line), Farringdon (Circle, Metropolitan, Hammersmith & City, and Elizabeth lines), and Temple (District and Circle lines) underground stations are all within a short walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Fully Fitted	1,641	152.45	Available
2nd	1,655	153.75	Let
1st	1,860	172.80	Available
Ground	1,682	156.26	Let
Lower Ground	1,466	136.20	Available
Total	8,304	771.46	



Viewing & Further Information



Will Newton

07880242178

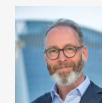
will.newton@bbgreal.com



Fergus Findlay

07796510205

Fergus.findlay@bbgreal.com



Tom Boggis

02037131950 | 07795 070 676

tom.boggis@bbgreal.com