

**\*PRELIMINARY PARTICULARS\*****THE EYE  
1 PROCTER STREET, WC1****Part 3<sup>rd</sup> Floor  
8,371 sq ft (778 sq m)  
Offices to Let**

**Location:** The property is located on the north side of High Holborn at the junction with Procter Street. Holborn underground station (Central and Piccadilly lines) is within 200 yards providing excellent access across Central London.

**Accommodation:** The part 3<sup>rd</sup> floor benefits from a combination of open plan and partitioned offices designed by award winning Irish interior designer Maria McVeigh.

**Size (sq ft):**

Floor	Size (sq ft)	Size (sq m)
Part 3 <sup>rd</sup>	8,371	777.7

**Amenities:**

- Mixture of open plan and partitioned offices
- Fully accessible raised floors
- Chilled Beam air conditioning
- Four 10 person passenger lifts
- Atrium with manned reception
- Kitchen
- Excellent natural light

**Terms:**

Available by way of a sublease until 19<sup>th</sup> September 2012 or an assignment of the lease to expire on 19<sup>th</sup> September 2017, which is outside the 1954 Landlord and Tenant Act 1954 Part II (as amended), subject to an upward only rent review on 19<sup>th</sup> September 2012 and a tenant break operable on nine months prior written notice. The passing rent is approximately £431,107 pax.

**Rent:**

Quoting £35.00 per sq ft.

**Service Charge:**

£8.90 per sq ft.

**Rates:**

The rates payable are estimated at £11.80 per sq ft for the year 2009-2010.

**Viewing:**

By appointment with joint sole agents

Colliers Godfrey Vaughan

King Sturge

**Julie Rees**

020 7487 1789

julie.rees@colliersgv.co.uk

**Joe Fuller**

020 7087 5778

Joe.fuller@kingsturge.com

**David Robson**

020 7344 6772

david.robson@colliersgv.co.uk

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