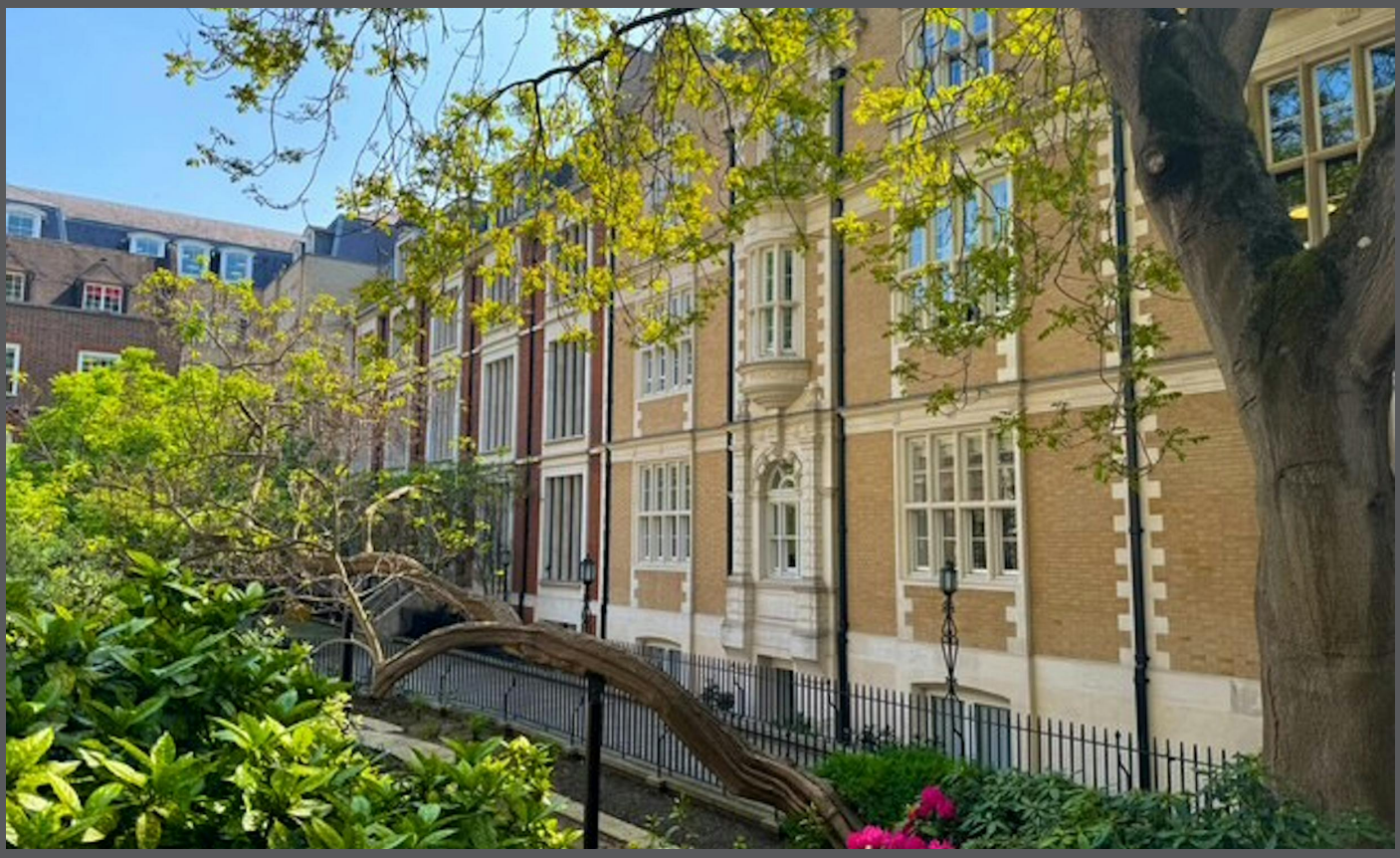
Staple Court, 11 Staple Inn, London, WC1V 7QH

Gale Priggen+Co



TO LET

4,337 SQ FT
(402.92 SQ M)

£200,000 PER ANNUM

Fully fitted Upper Ground floor suite overlooking secluded private gardens, but just two minutes' walk from Chancery Lane station...

- Fully fitted space - immediate possession
- Mix of open plan, meeting rooms, breakout space, booths & kitchenette
- Separate client-facing suite of meeting rooms
- Fibre connectivity
- Air conditioning
- Excellent natural light and attractive views over private gardens
- Building commissionaire
- Shower facilities and secure cycle storage

galepriggen.co.uk
020 7404 5043

Summary

Available Size	4,337 sq ft
Passing Rent	£200,000 per annum
Rates Payable	£21.69 per sq ft Aggregate of two separate assessments
Rateable Value	£163,250
Service Charge	£12.86 per sq ft Current on-account charge
VAT	Applicable
EPC Rating	C

Description

The accommodation is offered fully fitted and furnished, ready for immediate occupation.

Arranged at Upper Gnd Floor level, the space is accessed directly off the main building reception, and is divided to form a separate suite of four meeting rooms, with a client reception/waiting area on one side, and the main offices on the other side of the reception, comprising of a mix of open plan and private office space, a board room, breakout areas and lounge space, 3 booths, a kitchenette and separate comms room.

There are currently 30 desks/workstations in the main office (3,138 sq ft), but this could be increased comfortably to accommodate 40 +

The meeting suite (1,199 sq ft) provides a 10-person, 8-person and two 6-person rooms, accessed off a central reception/waiting area.

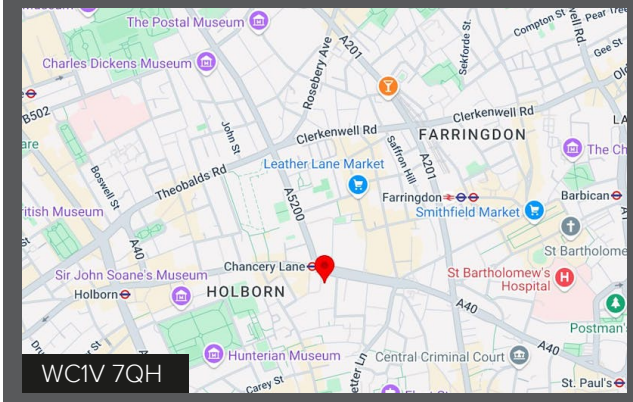
Property Highlights / Amenities

- Build Status: 2nd Hand - Existing
- Fitout Concept: CAT B
- Full Access Raised floors: Yes
- Air conditioning: Yes
- Excellent natural light: Yes
- Lighting Type: LED
- Cabling: Yes
- 24 hour access: Yes
- Kitchenette: Yes
- Showers: Yes
- Cycle Lockers: Yes
- Internal Cycle Storage (capacity): 12

Location

Staple Court enjoys an enviable position for such a central and accessible property, immediately south of the historic Staple Inn Estate, approached via a tree-lined walkway, overlooking secluded private gardens.

Chancery Lane station is just two minutes' walk, and Farringdon Station - London's premiere transport hub - and City Thameslink stations are withing easy walking









Viewing & Further Information



Tim Gale
020 7404 5043 | 07713 482351
tpg@galepriggen.co.uk



Clarke Buxton
020 7404 5043 | 07816 663468
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Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable). Generated on 11/07/2025

distance.

Accommodation

The accommodation comprises of the following areas:

Name	sq ft	sq m	Availability
Upper Ground - North	4,337	402.92	Available
Total	**4,337**	**402.92**	

Specification

* Fully fitted space - immediate possession
* Air conditioning
* Fibre connectivity
* Building commissionaire
* Shower facilities and secure cycle storage
* DDA access via Tooks Court entrance

Viewings

Strictly by prior appointment with sole agents Gale Priggen & Co - 020 7404 5043

Contact: Tim Gale or Clarke Buxton.

Terms

An assignment is offered of a lease expiring in May 2028 at a rent of £200,000 per annum.

Consideration may be given to subletting the accommodation - terms on application.

Video

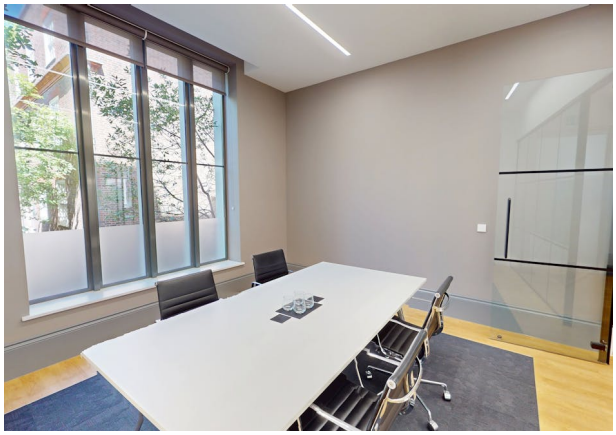
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THERIUM
ACCESS.



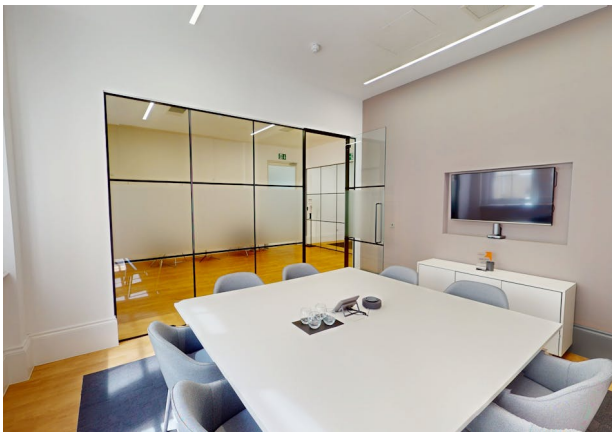






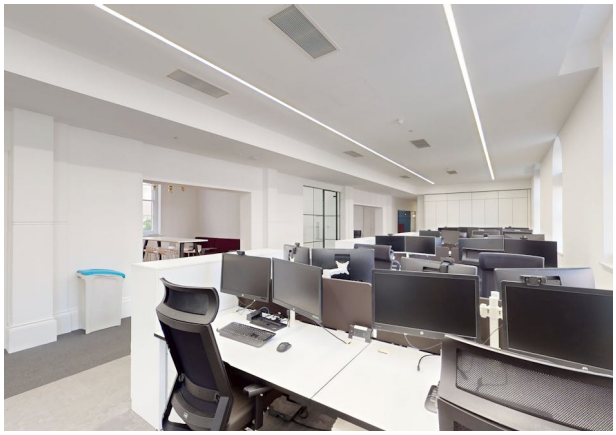


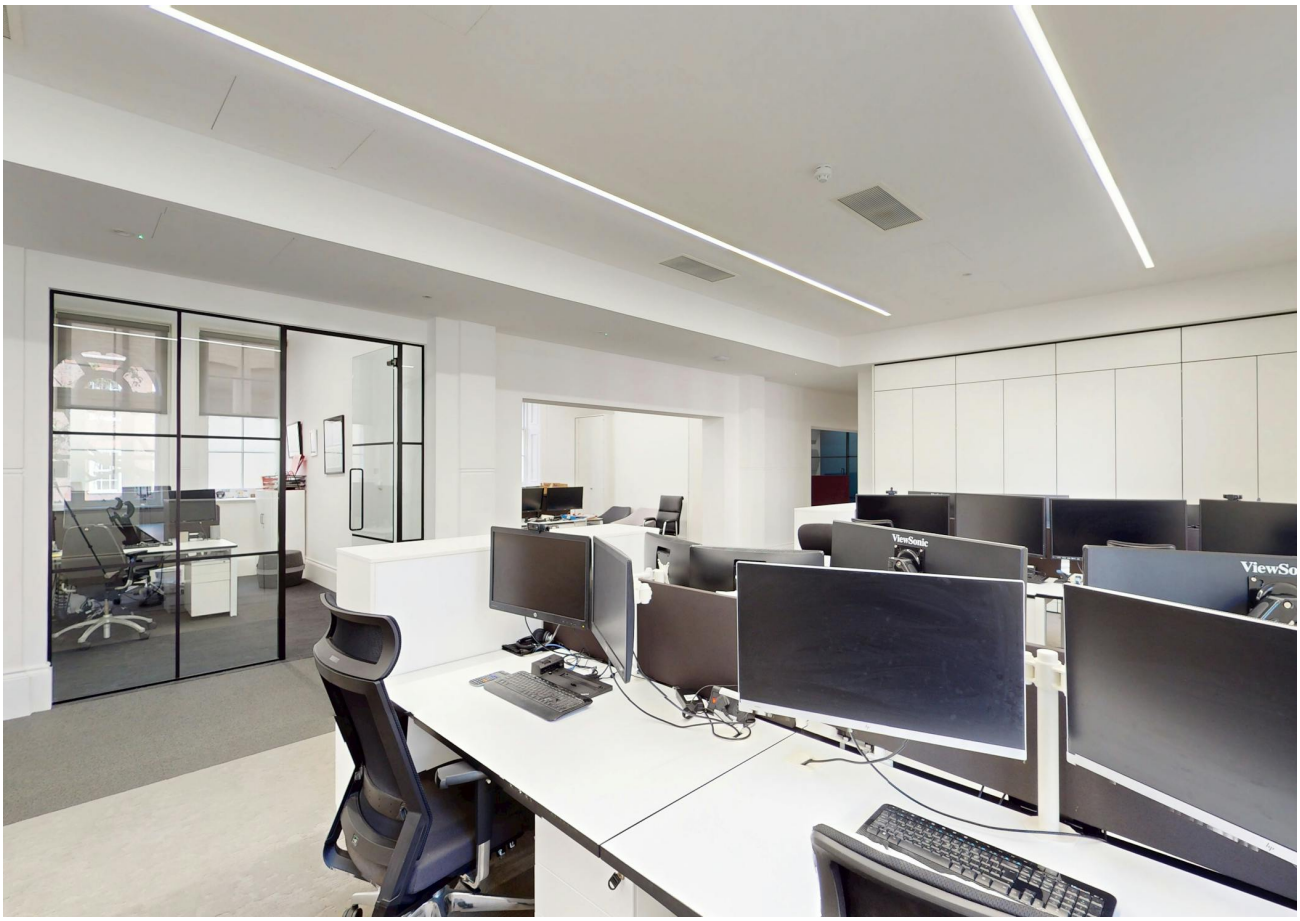











ViewSonic

