



PRIME RETAIL UNITS

TO LET | VICTORIA HOUSE, HOLBORN, LONDON

VICTORIA HOUSE
LONDON

Victoria House

Victoria House will be home to leading Life Sciences organisations, from early-stage to growth and multinational pharmaceutical companies providing 300,000 sq ft for occupation in 2024

Location

Units are situated on Southampton Row, adjacent to Bloomsbury Square Garden A short walk from Holborn Tube Station (Central Line) Forms part of a neoclassical Grade II Listed building Nearby occupiers include Double Tree by Hilton, Mercure Hotels, Sainsbury's and KFC



Availability

2

Unit 2 (Fully Fitted)

Ground Floor
533 sq ft
/ 49.5 sq m

First Floor
409 sq ft
/ 37.99 sq m

Total
942 sq ft
/ 87.5 sq m

3

Unit 3

Ground Floor
527 sq ft
/ 49 sq m

First Floor
420 sq ft
/ 39sq m

Total
947 sq ft
/ 88 sq m

4

Unit 4

Ground Floor
592 sq ft
/ 55 sq m

First Floor
476 sq ft
/ 44 sq m

Total
1,068 sq ft
/ 99.2 sq m

To Let

The premises are available by way of a new FRI lease for a term to be agreed.

Rent

On application

Rateable Value

Interested parties are advised to make their own enquiries with the Local Authority

Service Charge

Unit 2 - £8,130.50 pa approx.

Unit 3 - £8,602 pa approx.

Unit 4 - £8,602 pa approx.

EPC

Available upon request



The Terrace (CGI)

On the 8th floor, there is a terrace which will offer spectacular views of London's famous skyline, overlooking Bloomsbury Square

Victoria House

Situated between world-renowned institutions - UCL, Great Ormond Street Hospital, Wellcome, the Crick, Google and MSD, with hotels such as The Rosewood, The Hoxton, Kimpton Fitzroy and The Bloomsbury Hotel



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Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss 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.

Pioneer
OXFORD