



Fully Refurbished Offices approx 3,500 sq.ft (325m²)

James Lewis and Company

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Surveyors, Valuers and Estate Agents
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Consultant Chartered Surveyor

**14 Roger Street
London WC1**

LOCATION

14 Roger Street is situated on the south side of the thoroughfare in a prominent corner location with North Mews. The principal thoroughfare of Grays Inn Road is a matter of yards away with Theobalds Road and Guilford Street close by. Chancery Lane Underground Station (*Central line*) is within ready walking distance.

A SELF CONTAINED BUILDING

Providing approximately
325m² / 3,503 sq ft
of excellent Office Accommodation
at only **£ 27.50** per sq.ft overall

AMENITIES:

- SELF CONTAINED BUILDING
- Fully Refurbished throughout
- Automatic passenger lift
- Full Central Heating
- Unit air conditioning
- Double glazed
- Fitted kitchenette
- Male/Female Cloakrooms

LEASE: A new lease is available
for a term by arrangement

RENT: £96,250 p.a. excl.

Basement	: 570 sq.ft	52.95 m ²
Grd Floor	: 726 sq.ft	67.44 m ²
1st Floor	: 726 sq.ft	67.44 m ²
2nd Floor	: 726 sq.ft	67.44 m ²
3rd Floor	: 755 sq.ft	70.14 m ²

in open plan floor plates



IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.