

SHW

MAKING PROPERTY WORK

SHW.CO.UK

TO LET

1ST FLOOR AVAILABLE TO LET

NAPIER HOUSE, 24 HIGH HOLBORN, LONDON WC1V 6AZ

Rent | £62.50 per sq ft — STUNNING, FULLY FITTED SPACE IN HOLBORN — 08 September 2025

DESCRIPTION

Napier House occupies a fantastic location on this world-famous thoroughfare. The staffed reception has recently been remodelled to provide smart contemporary finishes.

The 1st floor office is plug & play, and fitted out to provide 29 desks, 2 meeting rooms, 1 large boardroom which can be split into 2 with a sliding partition, 1 exec office, a large breakout space, a kitchen and a large exclusive terrace.

LOCATION

24 High Holborn is surrounded by a wide range of amenities, such as Joe & the Juice, L'Oscar and The Bleeding Heart all close by. The building has fantastic transport links such as Chancery Lane, Holborn and Farringdon underground stations, all within a 10-minute walk.

ACCOMMODATION

	SQ FT	SQ M
1st floor	3,561	330.83
TOTAL	**3,561**	**330.83**

TENURE

Available via a sublease or assignment until March 2029

EPC

The demise has an EPC of a C

AMENITIES / OPPORTUNITY

- Staffed reception
- 2 x Passenger lift
- Great natural light
- Good floor-to-ceiling height
- Fully fitted floor
- LED Lighting
- Terrace
- Secure bike racks

RENT

TBC

RATES

We recommend that interested parties make their own enquiries with the local authority.

SERVICE CHARGE

On Application

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for its own legal fees.





VIEWINGS – 020 7389 1500

Richard Williams **t:** 07385 662 009 **e:** rwilliams@shw.co.uk

Harry Darby **t:** 07714 690 431 **e:** hdarby@shw.co.uk

twitter - @SHWProperty

LinkedIn - SHW Property

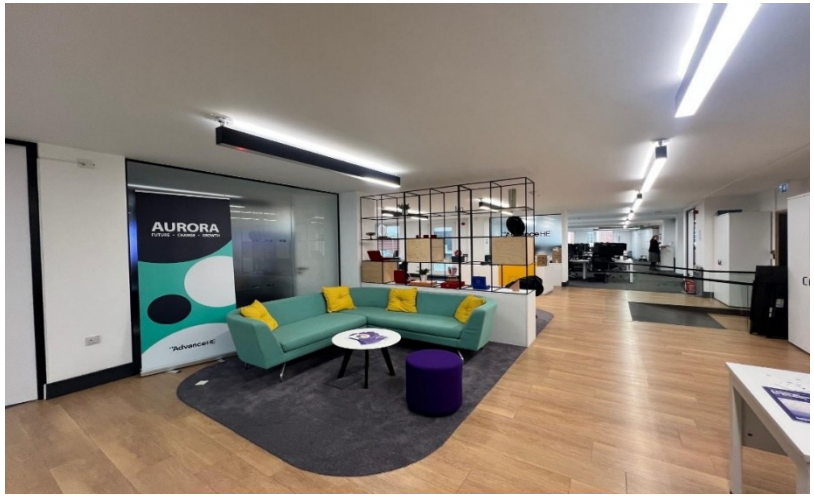
Instagram – @SHWProperty

MAKING PROPERTY WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316









VIEWINGS – 020 7389 1500

Richard Williams **t:** 07385 662 009 **e:** rwilliams@shw.co.uk

Harry Darby **t:** 07714 690 431 **e:** hdarby@shw.co.uk

twitter - @SHWProperty

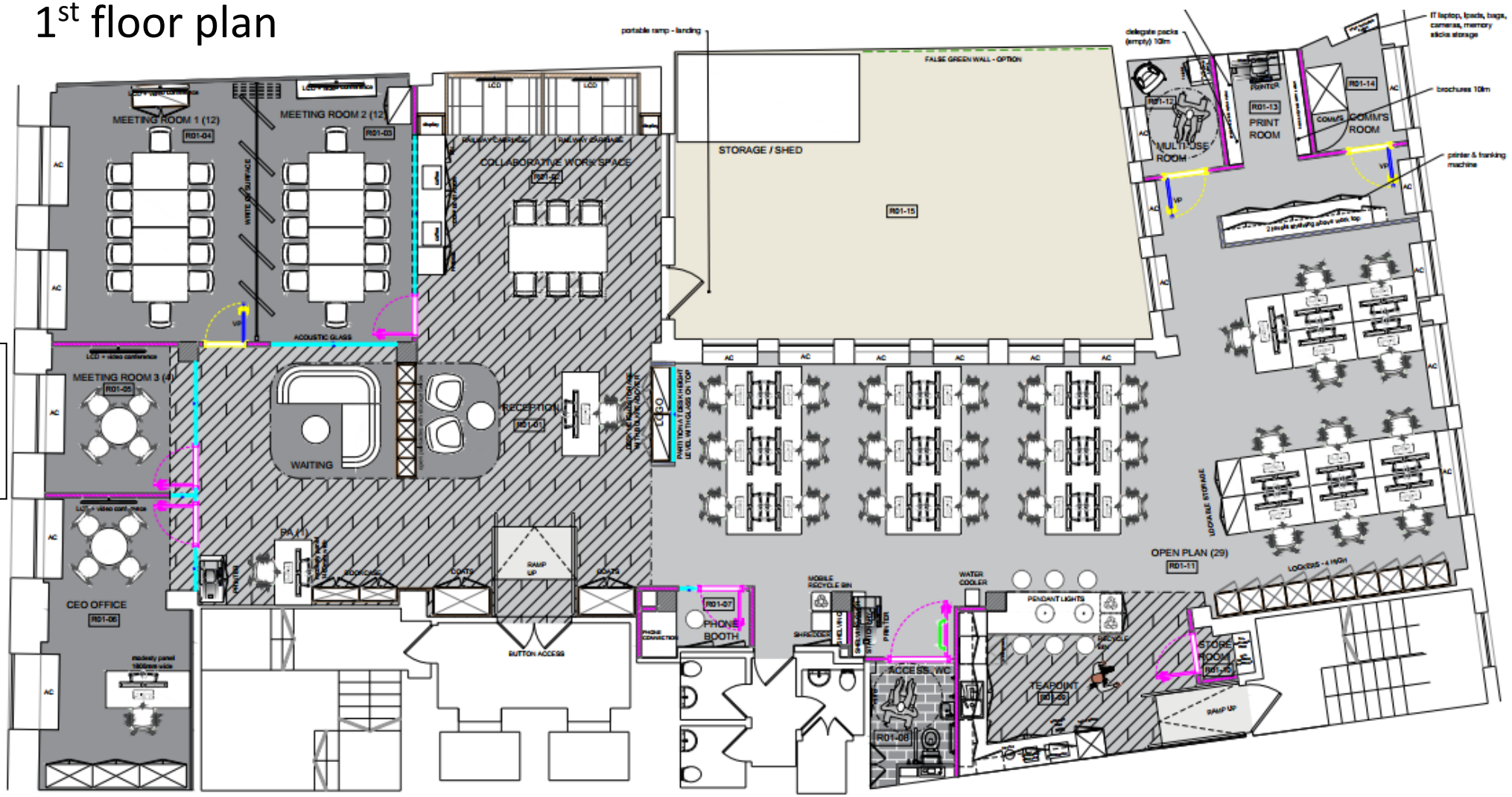
LinkedIn - SHW Property

Instagram – @SHWProperty

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

1st floor plan

High Holborn



VIEWINGS – 020 7389 1500

Richard Williams **t:** 07385 662 009 **e:** rwilliams@shw.co.uk

Harry Darby **t:** 07714 690 431 **e:** hdarby@shw.co.uk

twitter - @SHWProperty

LinkedIn - SHW Property

Instagram – @SHWProperty

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316