



## Esavian House, 181a High Holborn, London, WC1

### COMING SOON

4,575 SQ FT | 7,966 SQ FT | 8,272 SQ FT | 20,813 SQ FT

Prominent corner office building to let as a whole or single floors

- New CAT A+ fit out - 3rd floor
- New end of trip facilities
- Self contained building or individual floors available
- Superb floor to ceiling height throughout
- 2x passenger lifts
- Large double height reception
- Excellent natural light from all elevations
- Private terraces on 3rd floor (subject to works)

## Overview.

COMING SOON 4,575 SQ FT | 7,966SQ FT | 8,272 SQ FT | 20,813 SQ FT Prominent corner office building to let as a whole or single floors

## Location.

Esavian House is a prominent corner office building on the south side of High Holborn. Holborn (Piccadilly and Central lines) and Tottenham Court Road (Elizabeth, Central, and Northern lines) underground stations are both a short walk away, providing unrivalled accessibility to the rest of London and beyond.

## Accommodation

The available accommodation comprises the entire 1st, 2nd, and 3rd floor, which can be taken as a self contained building, or as individual floors. The 3rd floor is undergoing refurbishment works to deliver a new landlord fit out following refurbishment works. The 1st and 2nd floors provide open plan CAT B space and can be delivered in the same specification as the 3rd floor, subject to terms. The building is accessed via a large ground floor double height reception. New end of trip facilities (showers, bike racks, and lockers) are being delivered. The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Availability
3rd	4,575	425.03	Coming Soon
2nd	7,966	740.07	Coming Soon
1st	8,272	768.49	Coming Soon
Total	20,813	1,933.59	

## Financials.

Rent £42.50 - £49.50 per sq ft £42.50 psf for 1st and 2nd floors. £49.50 psf for fitted 3rd floor.

Business Rates Upon Enquiry

Service Charge Upon Enquiry

EPC Rating Upon enquiry

## Terms.

New lease direct from the Landlord for a term by arrangement.

Shorter term and flexible lease terms available on a fully inclusive basis.

## Contacts.



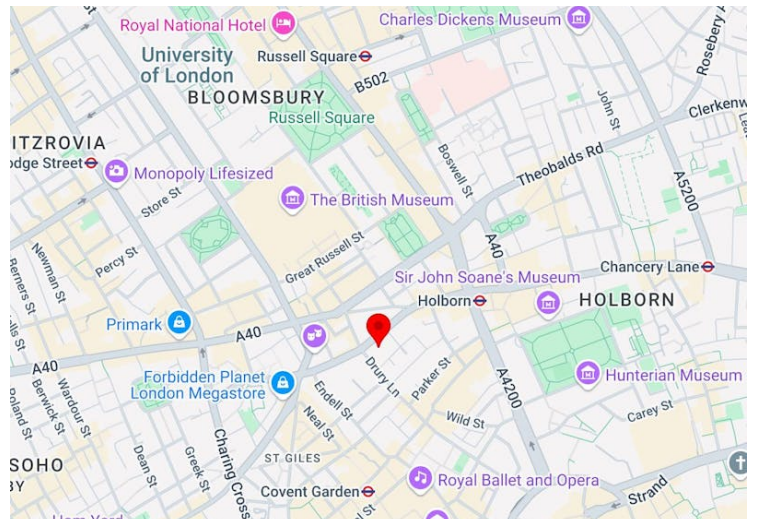
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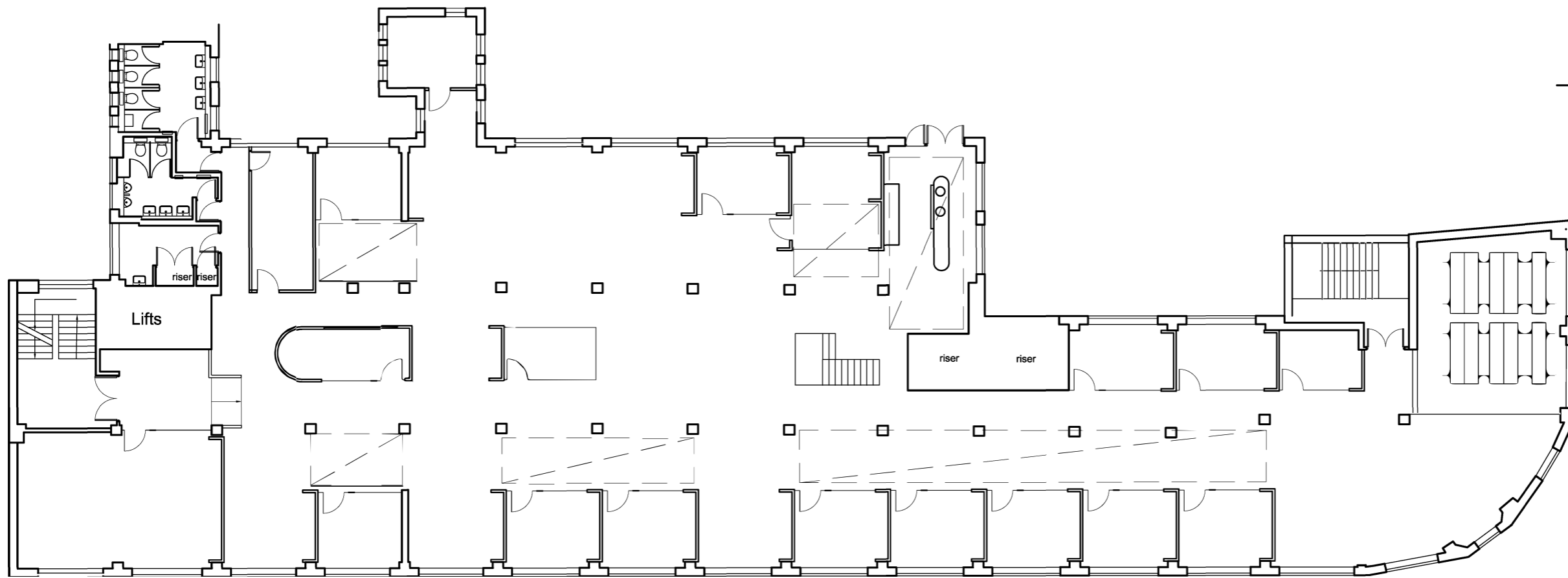


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NOTES  
1. DO NOT SCALE THIS DRAWING  
2. CHECK ALL FIGURED DIMENSIONS AND LEVELS  
ON SITE PRIOR TO COMMENCEMENT AND REPORT  
ANY DISCREPENCIES TO THE ARCHITECT

REVISIONS

Rev Notes Date By



FDE

ARCHITECTS 25 RECTORY ROAD  
LONDON E17 3BG

T: 020 8983 1400 T: 020 8521 4949 e: studio@fdearchitects.co.uk

Date Feb 25 Drawn Scale 1:200@A3

Drawing Number Revision

938-01

DRAWING STATUS Client  
Information   
Tender   
Construction   
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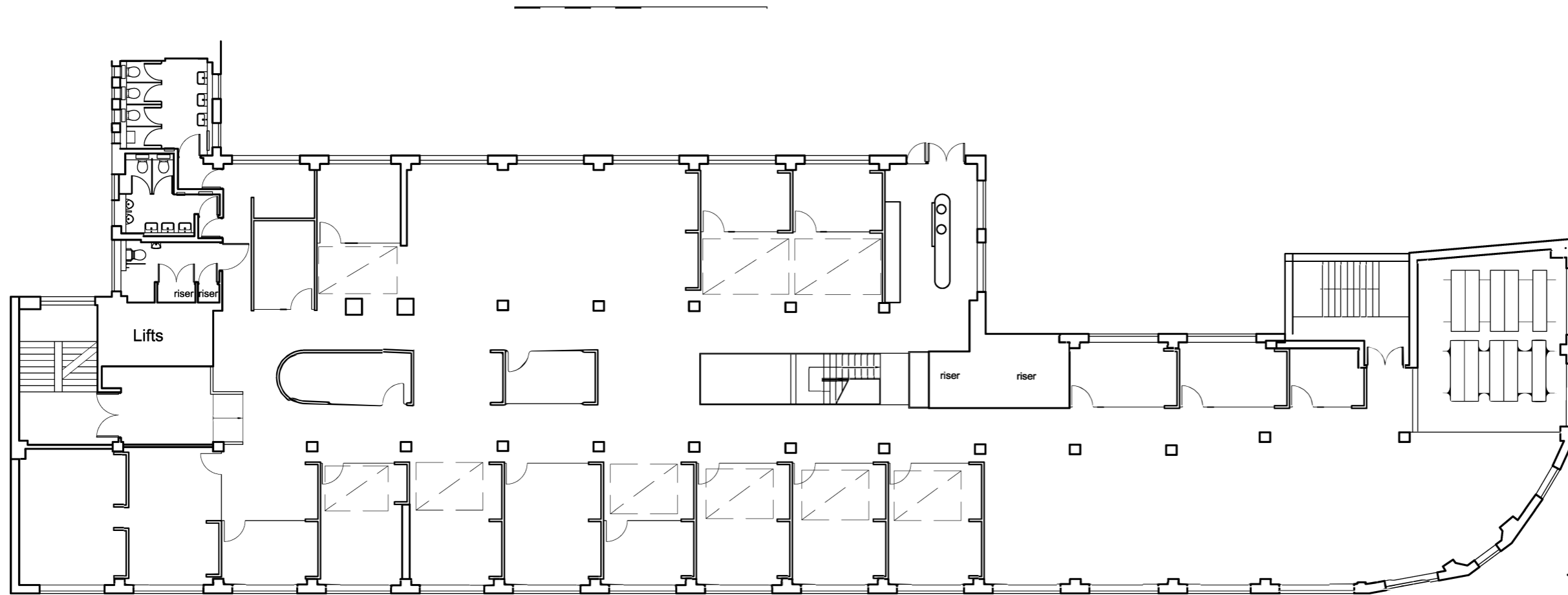
Russell Cawberry

Project Esavian House

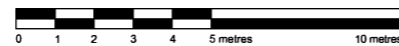
Drawing First Floor Plans As Existing

REVISIONS

Rev	Notes	Date	By
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# Second Floor



# FDE

ARCHITECTS 25 RECTORY ROAD  
 LONDON E17 3BG  
 T: 020 8983 1400 T: 020 8521 4949 e: studio@fdearchitects.co.uk

Date	Drawn	Scale
Feb 25		1:200@A3
Drawing Number		Revision
938-02		

DRAWING STATUS  
 Information   
 Tender   
 Construction   
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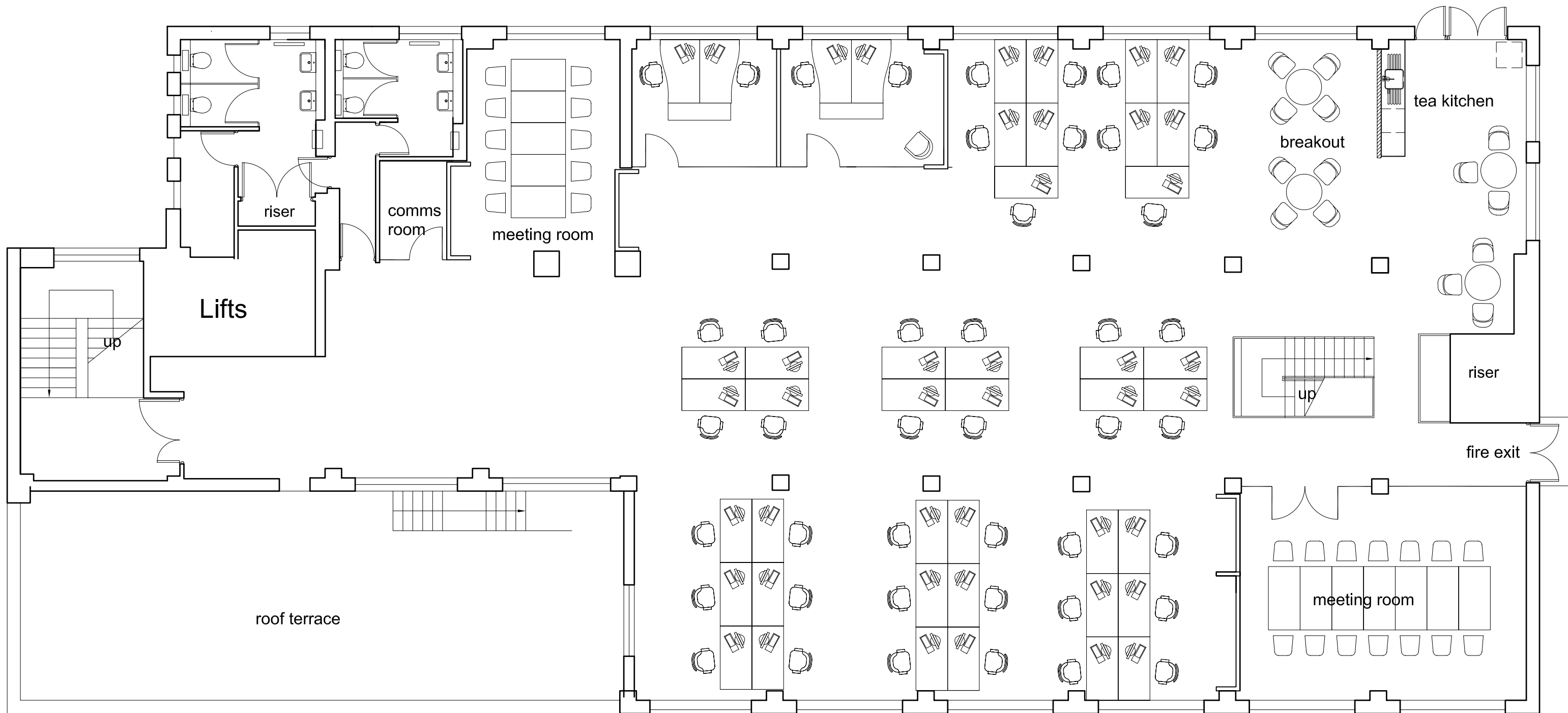
Client  
**Russell Cawberry**

Project  
**Esavian House**

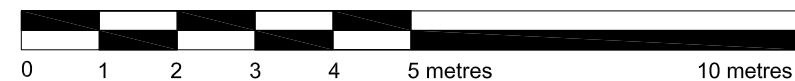
Drawing  
**Second and Third Floor Plans  
 As Existing**

REVISIONS

Rev	Notes	Date	By
A	Revised following comments	4/3	



Third Floor



**PRELIMINARY**

FDE

ARCHITECTS

25 RECTORY ROAD  
LONDON E17 3BG

T: 020 8983 1400 T: 020 8521 4949 e: studio@fdearchitects.co.uk

Date	Drawn	Scale
Mar 25		1:100@A3
Drawing Number		Revision
938-30		A

DRAWING STATUS  
 Information   
 Tender   
 Construction   
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Client  
**Russell Cawberry**

Project  
**Esavian House**

Drawing  
**Third Floor  
Possible Furniture Layout**