



Holborn frontage of Waterhouse Square

Refurbished First Floor Offices To Let  
6,474 sq ft (602 sq m)



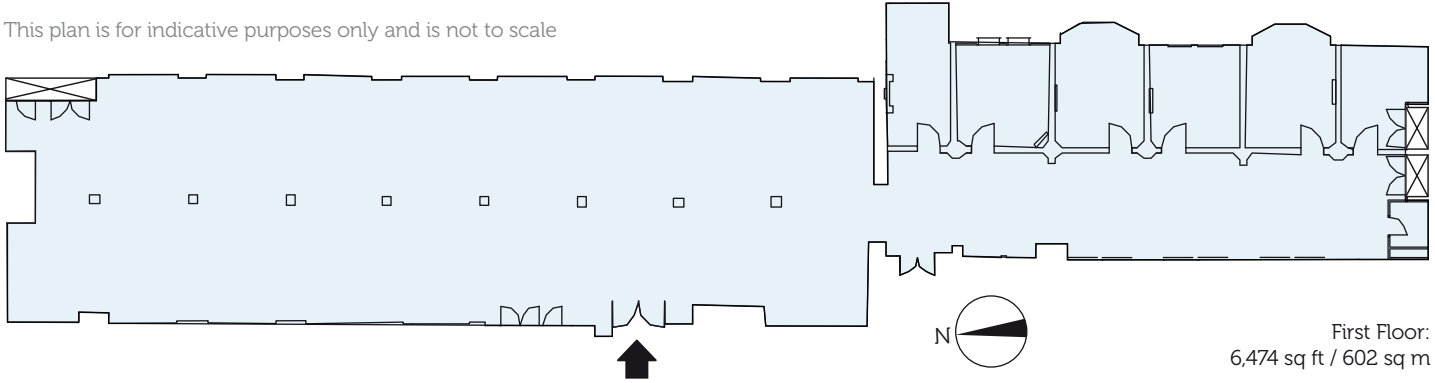
3 Waterhouse Square offers an occupier a unique opportunity to acquire offices within this Gothic style grade II listed building. The Square was originally constructed by renowned architect, Alfred Waterhouse between 1885-1901 and substantially modernised in the mid 1990s.

## Specification

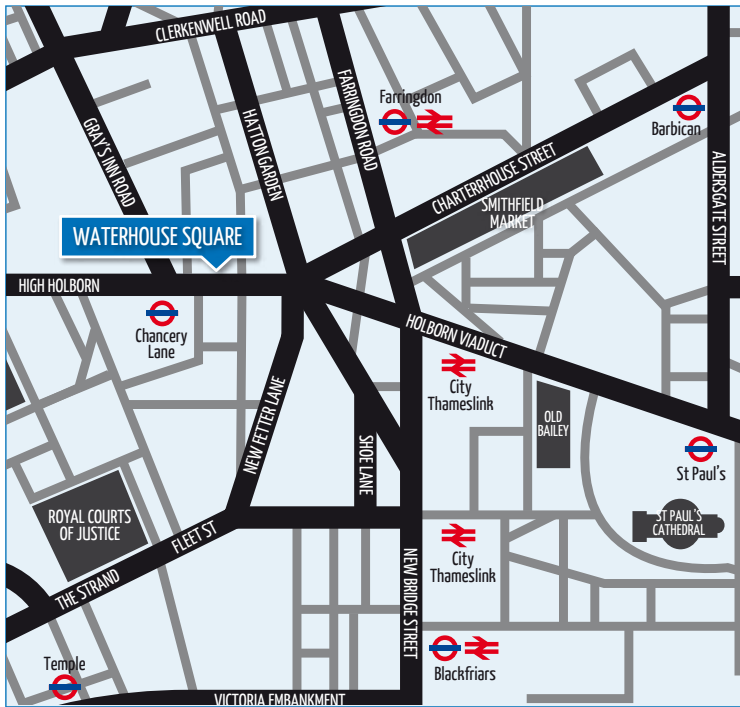
The accommodation benefits from the following amenities:

- Fully Refurbished
- VAV air conditioning + BMS
- Metal tile suspended ceiling
- LG7 compliant lighting
- 2.7-3.0m office floor to ceiling height
- 200-250mm raised floor void
- Refurbished reception
- 4 x (16 person/1250 kg) passenger lifts
- 2 x basement car spaces
- Additional space available on the ground floor (7,226 sq ft)

This plan is for indicative purposes only and is not to scale



First Floor:  
6,474 sq ft / 602 sq m



Terms on application from:

[www.3waterhousesquare.co.uk](http://www.3waterhousesquare.co.uk)



Nick McCalmont-Woods  
DDI: 020 7718 0112  
nick@mccalmont-woods.com

David Furze  
DDI: 020 7718 0113  
david@mccalmont-woods.com



Abby Smart  
DDI: 020 7861 1306  
abby.smart@knightfrank.com

Peter Gray  
DDI: 020 7861 1304  
peter.gray@knightfrank.com  
www.knightfrank.com

On instructions from  
**Prudential Corporate Property**



### Misrepresentation Act 1967 and Property Misdescription Act 1991

Knight Frank and McCalmont-Woods give notice that the information in this brochure is set out as a general outline only for the guidance of tenants and does not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions for use and occupation and other details are given without responsibility and should not be relied upon as statements or representations of fact. Prospective tenants should satisfy themselves by inspection or otherwise of the correctness of each of them. No person in the employment of Knight Frank or McCalmont-Woods has authority to make any representation or warranty in relation to this property. (January 2011)

Brochure designed and produced by: **Forge** - [www.weareforge.com](http://www.weareforge.com)