

TUNNELS COMPLEX
KINGSWAY EXCHANGE
HIGH HOLBORN
LONDON WC1



PROPERTY DESCRIPTION

A unique 1940s tunnel complex consisting of 6 main tunnels approximately 100ft below the surface. Two main tunnel avenues run East to West directly below High Holborn from Leather Lane to just beyond Chancery Lane and are approximately ¼ mile long and 16-20 feet in diameter. Both avenues are connected at 8 separate points. Four wider tunnels were added to the complex in the 1950s and are located directly below Staple Inn.

There is lift access to the tunnel complex from street level via entrances in Furnival Street and High Holborn.

EXISTING FLOOR AREAS

The total useable floor area is approximately 76,794 sq ft (7,134 sq m).

TENANCY

Full Vacant Possession

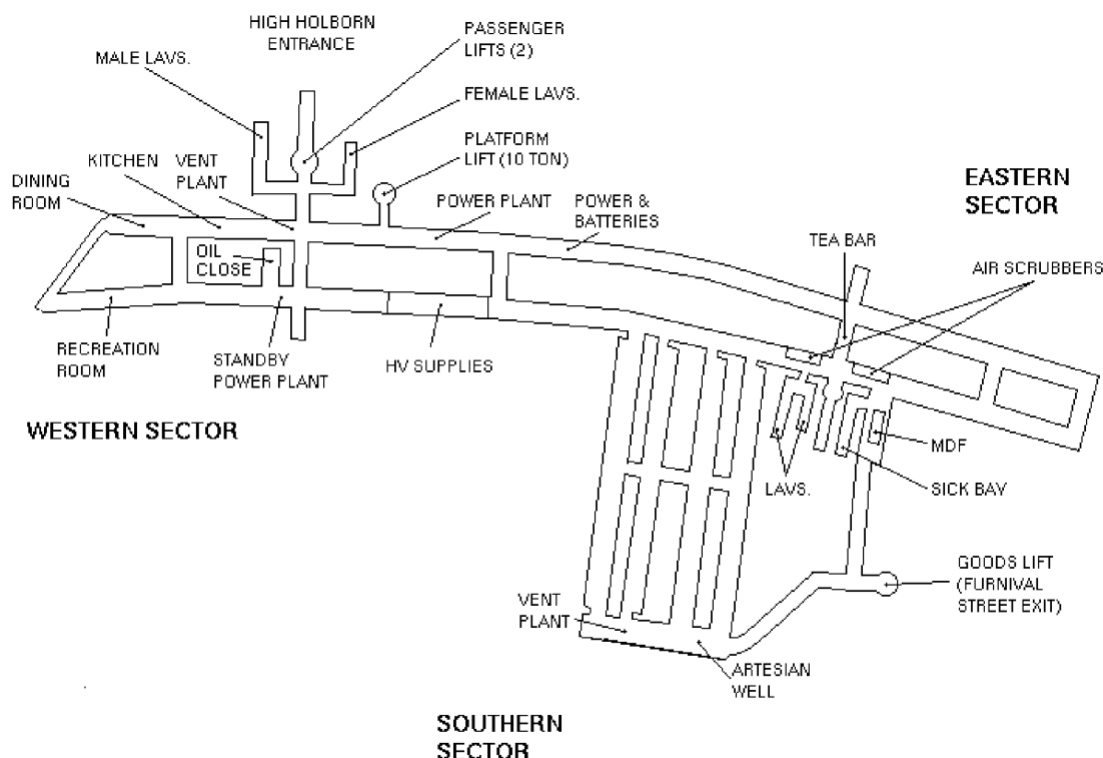
RATES

The 2005 rateable value is £68,500

TENURE

A new leasehold interest will be granted

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HISTORY OF THE TUNNELS

The two main tunnels were originally constructed as a bomb shelter below the underground at Chancery Lane during the 1940 'blitz' and were used as a military communications and intelligence hub. In October 1952 the Post Office earmarked the tunnels as shelters to protect a major long distance telephone exchange and consequently added the four southern sector tunnels under Staple Inn. In 1956 it became the London terminal for the first transatlantic telephone cable and the 'hot line' connecting the White House directly to the Kremlin during the Cold War. By 1980 improved technology rendered the telephone exchange obsolete at which point BT established a secure IT backup facility in the complex. At the same time the Government occupied two of the tunnels as a temporary back up for the secret war control bunker *PINDAR* whilst the main bunker was redeveloped under the Ministry of Defence. The tunnels are no longer used for defence or telecommunication purposes and have been empty since the mid 1990s.

VAT

The building has been elected for the purposes of VAT.

PRICE

Expressions of interest are invited on a new leasehold basis.

FURTHER INFORMATION AND INSPECTIONS

To arrange a viewing or for further information please contact the sole selling agents. Please note that inspections are at the discretion of BT plc and will be limited to credible parties.

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