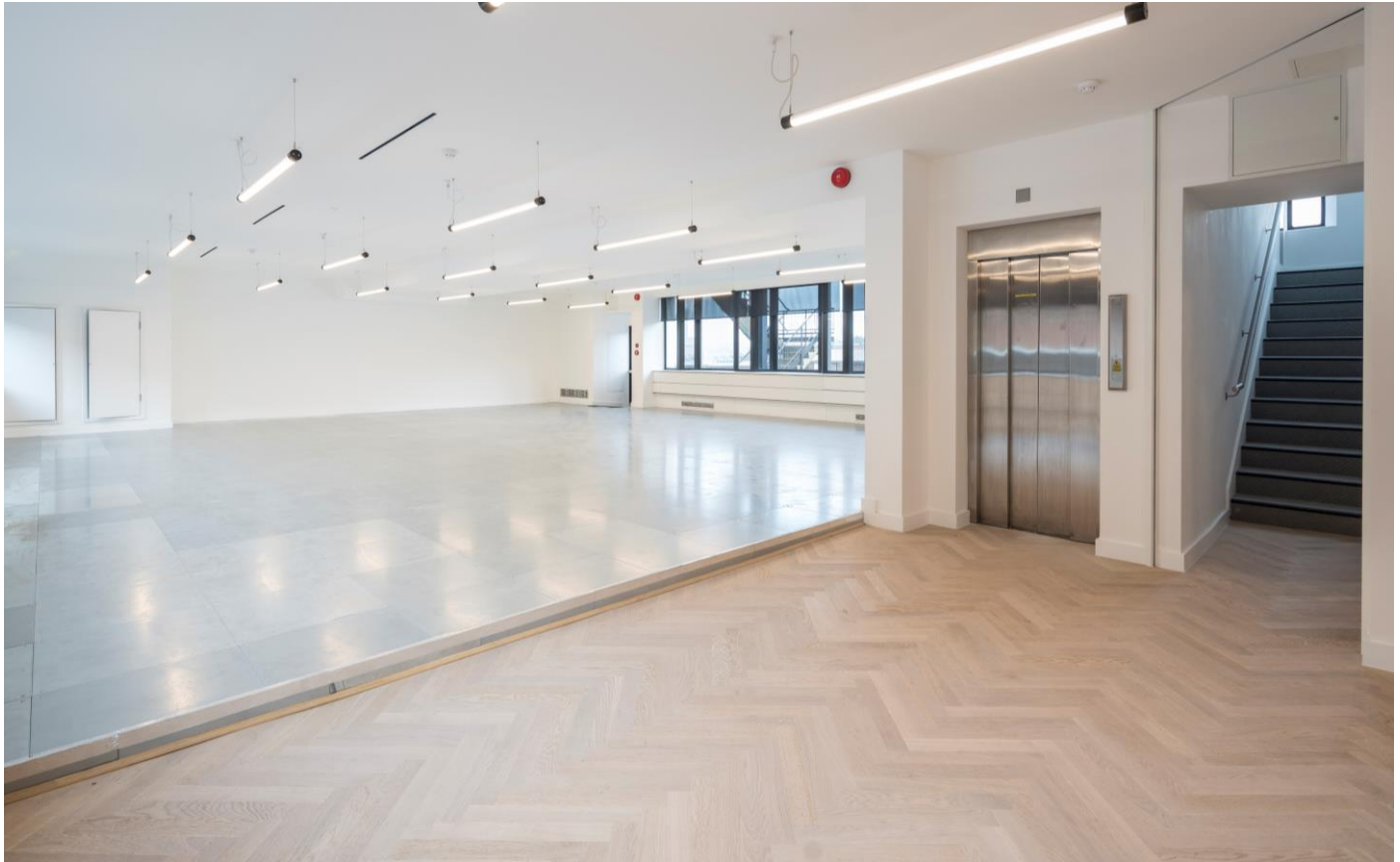


NEWLY REFURBISHED GRADE A FLOORS TO LET 1,536 – 3,215 sq ft



5th floor

Location

The building is located in the heart of Farringdon half way between the junction to High Holborn and Greville Street. Leather Lane market is local as are the hotspots and highlights of Clerkenwell and Bloomsbury. Chancery Lance underground station (Central Line) and Farringdon station (Hammersmith and City, Circle, Metropolitan lines and Thameslink) are within a very short walk of the building. Farringdon will also soon become one of central London's main Crossrail hotspots with the opening of the new Crossrail Station & the Elizabeth Line.

Description

The reception has recently been refurbished to modern contemporary standards, featuring black frame finishes and wood effect flooring and a feature wall. The 5th and 6th floors at 16-18 Hatton Garden have been refurbished to provide both contemporary and sophisticated Grade A open plan office space with design styling. There is also a terrace and bike racks and newly refurbished WC's. The 5th and 6th floors can be taken together with integral stair case giving 3,215 sq ft.

Floor Areas

Floor	sq ft	sq m
6th Floor	1,536	143
5th Floor	1,679	156
4th Floor		LET
TOTAL (approx.)	3,215	299

*Measurement in terms of *NIA

Farringdon

Historically a centre for engineering and the meat market, the area is flooded with characteristic warehouses converted to provide desirable offices to the media and technology sectors making the area a Tech City hub that boasts the highest number of architects and creative businesses per square mile in the world. With Crossrail due to open at Farringdon station in 2018, Farringdon is set to benefit from increased connectivity and demand for office space.

Jason Hanley, Partner

020 7025 1391

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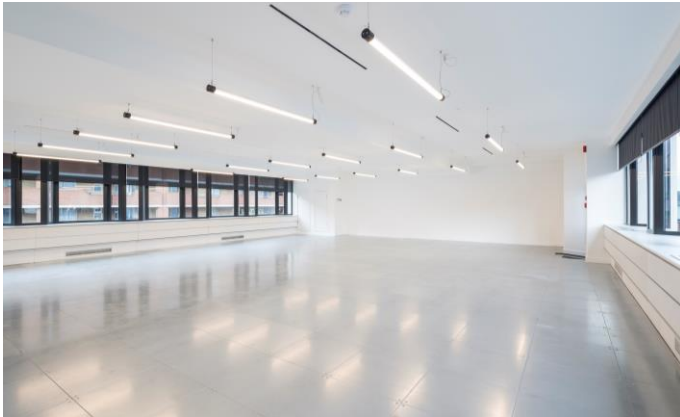
Rebecca Saxon, Associate Partner

020 7025 1397

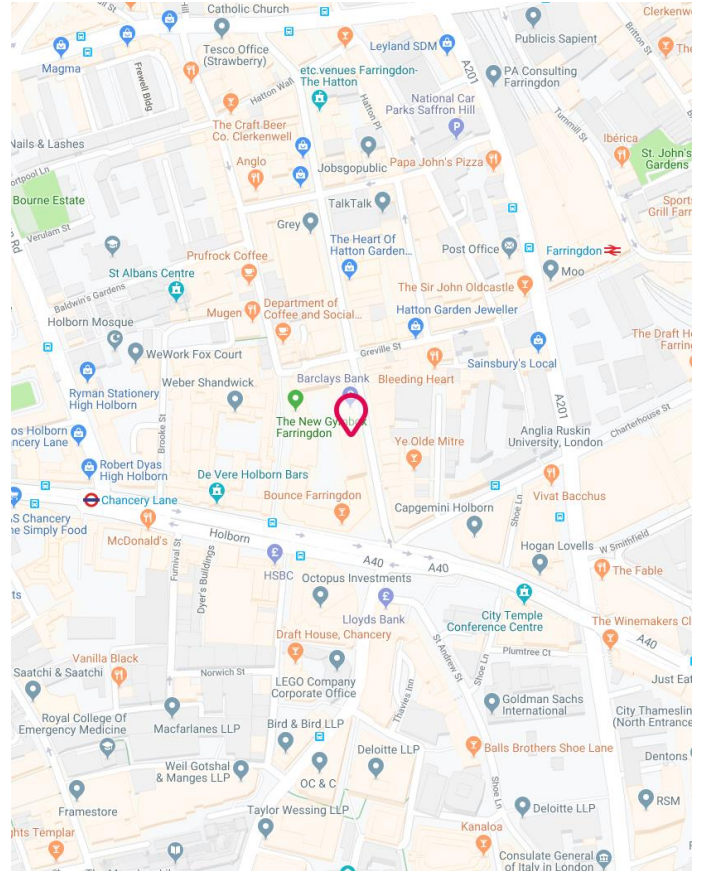
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Subject to Contract April 2020

NEWLY REFURBISHED GRADE A FLOORS TO LET 1,536 – 3,215 sq ft



6th floor demised terrace



Terms

Tenure:	Leasehold
Lease:	A new lease(s) available from the Landlord
Rent:	£57.50 psf pax
Rates:	Estimated as follows for 2019/20 6th floor - £18.93 psf pa – 5th floor - £20.04 psf pa
Service Charge:	Estimated as being £10.00 per sq ft
EPC Rating:	B

Amenities

- Refurbished
- New wood flooring with carpet runways
- New LED lighting
- New Air Conditioning
- Sixth floor roof terrace (demised)
- New Passenger Lift
- Refurbished WC's
- Recently refurbished reception
- Excellent natural light
- Bike storage and showers

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Subject to Contract April 2020