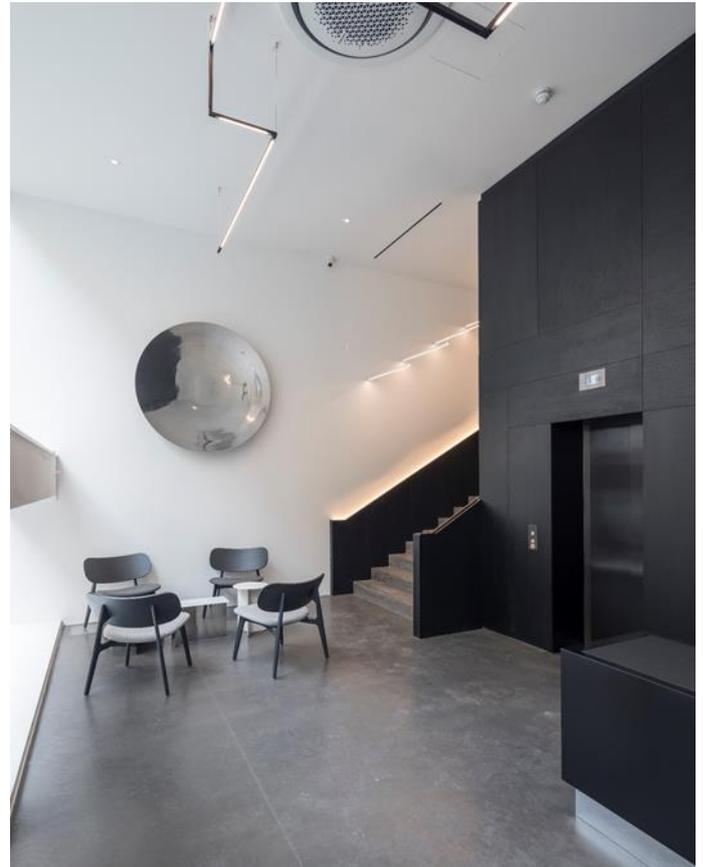


**14 Greville Street,**  
Farringdon, London, EC1N 8SB



**REDEVELOPMENT COMPLETE - SELF-CONTAINED STATEMENT**  
**OFFICE BUILDING TO LET | from 2109 to 13,961 sq ft net**



### Location

14 Greville Street is located in Clerkenwell, a 2-minute walk from Farringdon Station (Circle, Hammersmith & City, Metropolitan Lines, mainline station and soon Crossrail) and a five-minute walk to Chancery Lane station (Central Line). Hatton Garden, famous for being London's Jewellery Quarter and the centre of the UK's diamond trade is 30 meters to the west and Leather Lane is also moments away which holds a very popular daily food market (weekdays). Clerkenwell is also one of the best areas of London for restaurants, bars and pubs.

### Description

14 Greville Street is an excellent opportunity to occupy a newly refurbished building (completed 1<sup>st</sup> October 2020) or floors therein. The building is currently undergoing significant redevelopment with a bespoke refurbishment featuring exposed brick coffered ceilings & designer finishes. The scheme will benefit from new air conditioning, LED lighting, and a new feature reception. The internal architectural aesthetics and fabulous volume and light will be core to the finished scheme. Works are anticipated to complete on 1<sup>st</sup> October 2020. Consideration may be given to lettings of floors.

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	2,035	190
2 <sup>nd</sup> Floor	2,775	258
1 <sup>st</sup> Floor	2,896	269
Ground Floor	3,079	286
Lower Ground Floor	3,264	303
<b>TOTAL (approx.)</b>	<b>14,049</b>	<b>1,306</b>

\*Measurement in terms of \*NIA

Jason Hanley, Partner

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Joint Agents: Richard Susskind - 0207 8318311

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract November 2020

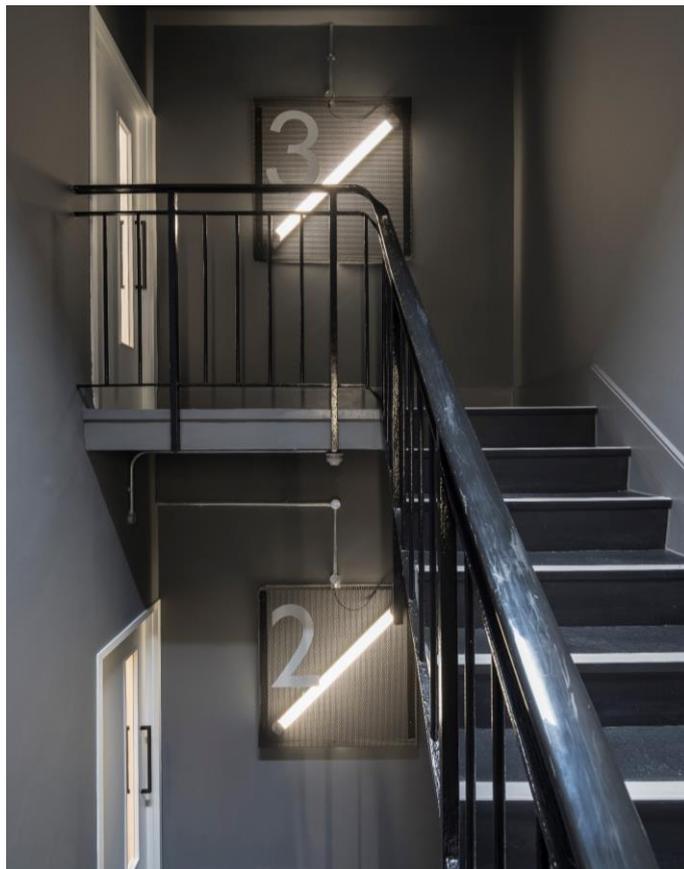
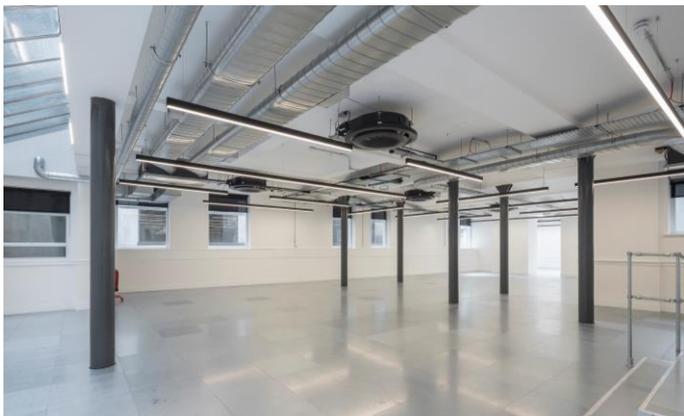
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Farringdon, London, EC1N 8SB



UNDER REDEVELOPMENT - SELF-CONTAINED OFFICE TO LET | 13,961 sq ft



## Terms

Tenure:	Leasehold
Lease:	A new FR&I lease(s) from the landlord
Rent:	From £32.50 (Lower Ground) to £65 psf (Ground to 3 <sup>rd</sup> Floor) equating to £58 psf overall
Rates:	£14.70 per sq ft (overall)
Service Charge:	If let floor by floor circa £10 psf.
EPC Rating:	B

## Amenities

- Significant refurbishment completed 1<sup>st</sup> Oct 2020
- New remodelled street level self contained entrance
- Statement headquarters building
- Feature vaulted exposed brick ceilings
- Feature LED lighting
- New air conditioning throughout
- New passenger lift
- Bespoke reception
- Excellent natural light/windows to 4 elevations
- New façade
- DDA Compliant
- Bike Rack Store Area
- External Terrace Area

Jason Hanley, Partner

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