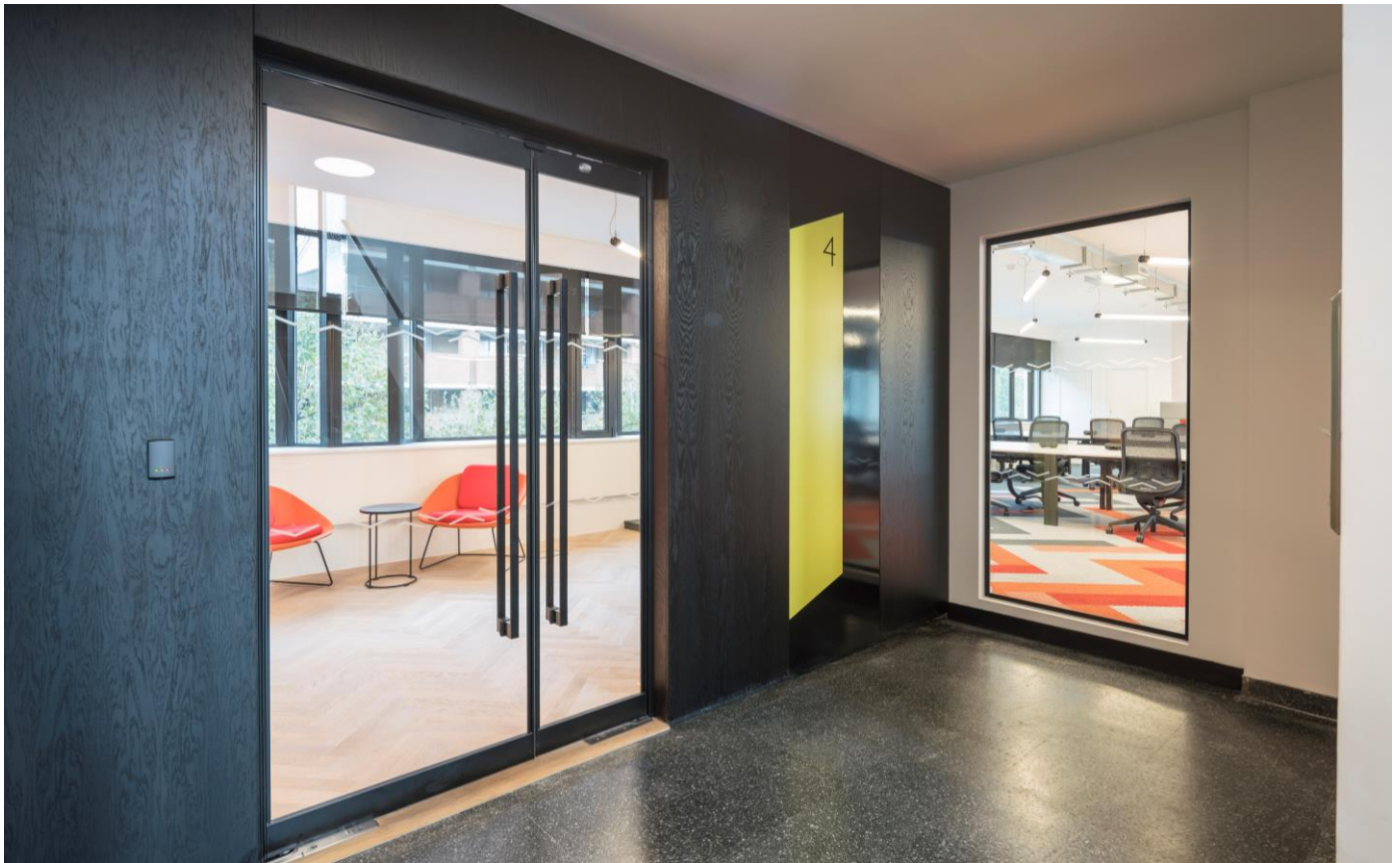


NEW GRADE A+ & GRADE A OFFICE FLOORS | 1,536 – 6,587 sq ft



4th floor – Grade A+ fitted office

Location


The building is in the heart of Farringdon halfway 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 Lane 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 lift carriage has also been refurbished. The 5th and 6th floors at 16-18 Hatton Garden have been comprehensively refurbished to provide both contemporary and sophisticated Grade A open plan office space with design styling and terrace. There are also new WC,s Showers and bike racks and newly refurbished entrance. The 5th and 6th floors can be taken together with integral staircase giving 3,215 sq ft.

The 3rd and 4th Floors are comprehensively fitted by the Landlord as Grade A + with fibre and plug and play. This can be done upstairs too. STC

Jason Hanley, Partner

 020 7025 1391 / 07904630154

Joint Agents: Richard Susskind - 020 7831 8311

Floor Areas


Floor	sq ft	sq m
6th Floor	1,536	143
5th Floor	1,679	156
4th Floor	1,732	161
3 rd Floor	1,640	152
TOTAL (approx.)	6,587	612

*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.

Olivia Stapleton, Graduate Surveyor

 020 7025 8940

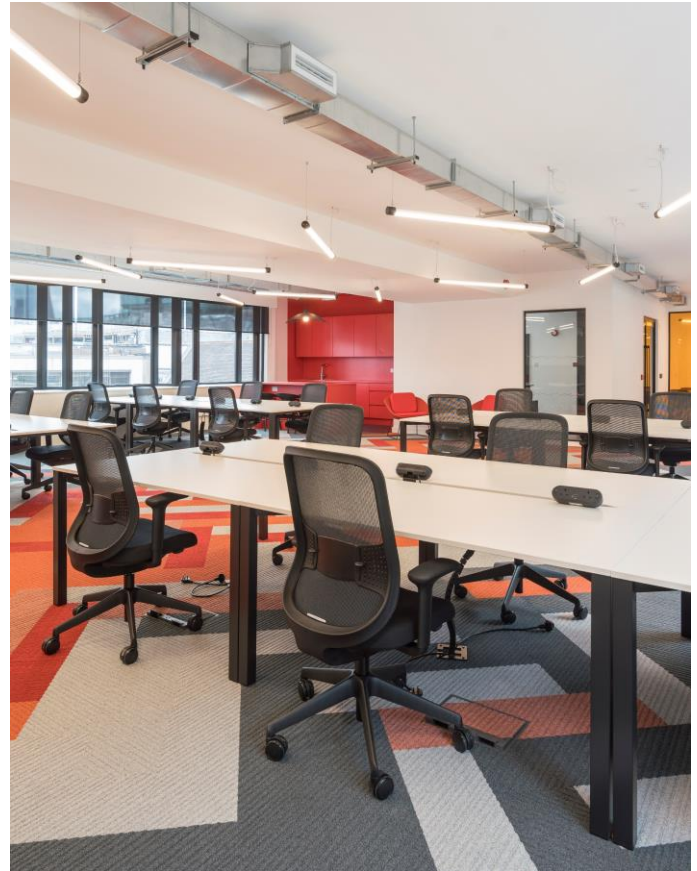
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract January 2022

**16-18 Hatton Garden,
Farringdon, EC1N 8AT**



**NEWLY REFURBISHED GRADE A FLOORS TO LET WITH TERRACE |
1,536 – 6,587 sq ft**



6th floor demised terrace

Terms

Tenure:	Leasehold
Lease:	A new lease(s) available from the Landlord
Rent:	£57.50 for Grade A spec and £67.50 psf for Grade A + spec (pax) i.e. furnished & fitted
Rates:	Estimated as follows for 2019/20 6th floor - £18.19 psf pa – 5th floor - £19.16 psf pa
Service Charge:	£9.00 psf
EPC Rating:	C (estimated)

Amenities

- Stylish Refurbishment
- New herringbone wood flooring with carpet runways
- New LED lighting
- New Air Conditioning & blinds
- Sixth floor roof terrace (demised)
- New Passenger Lift
- Refurbished WC's & Showers
- Recently refurbished reception
- Excellent natural light
- Bike storage
- Video Entryphone & 24/7 access

Jason Hanley, Partner

📞 020 7025 1391 / 07904630154

@ jhanley@monmouthdean.com

Joint Agents: Richard Susskind - 020 7831 8311

Olivia Stapleton, Graduate Surveyor

📞 020 7025 1397

@ ostapleton@monmouthdean.com

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 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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract January 2022

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT