

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



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

Floor Areas

| Floor | sq ft | sq m | |
|-----------------------|-------|------|-----|
| 6th Floor | 1,536 | 143 | |
| 5th Floor | 1,679 | 156 | |
| 4th Floor | 1,732 | 161 | LET |
| 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 now open at Farringdon station, the area benefits from increased connectivity and demand for office space.

Jason Hanley, Partner

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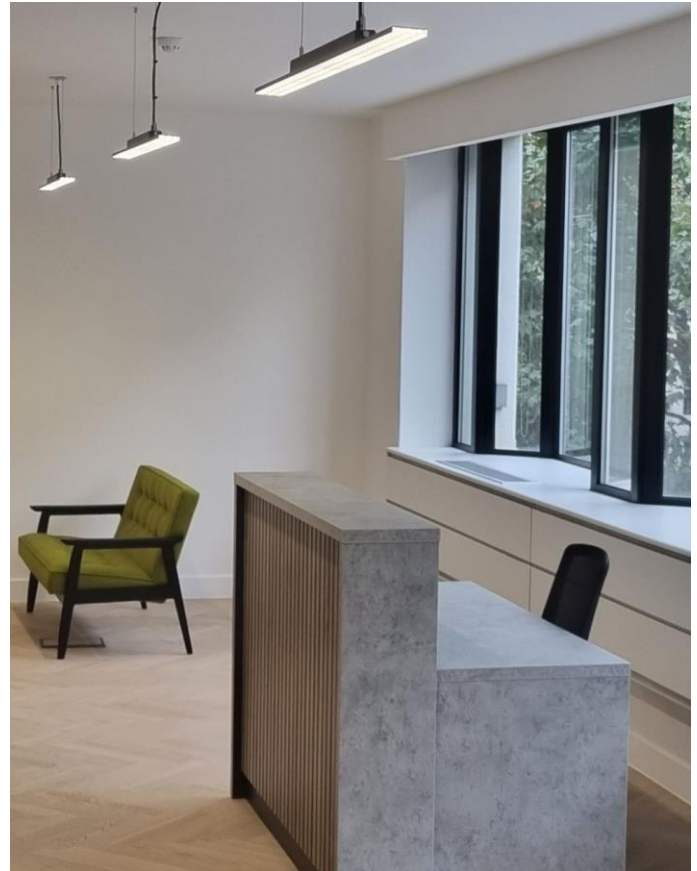
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Subject to Contract October 2022

**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

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