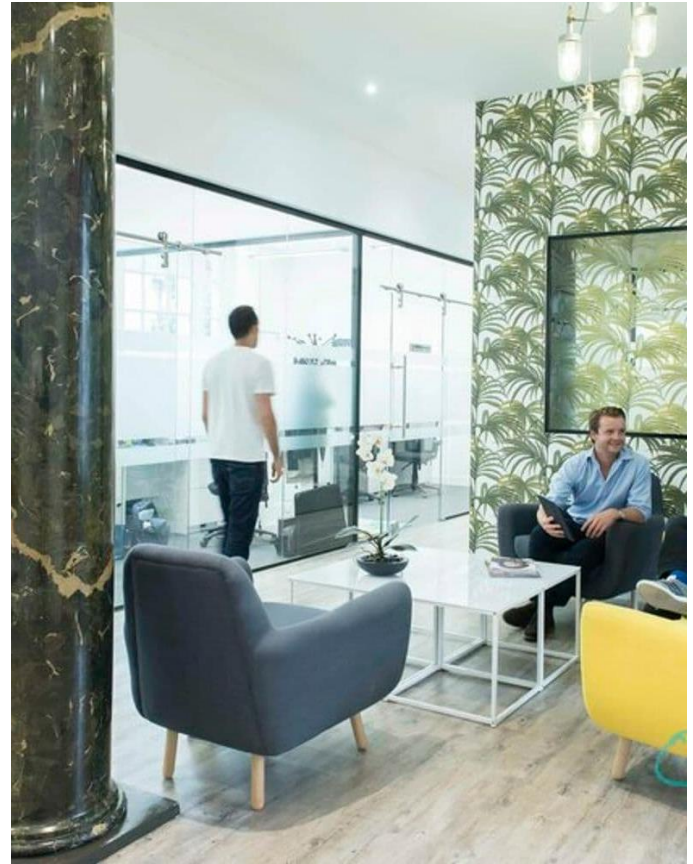


Treasure House, 19-21 Hatton Garden,
London, WC1N 8BA



SELF-CONTAINED OFFICE HQ (or alternate uses STP) | TO LET
14,156 sq ft net – Quoting just £50 psf exclusive (overall)



Location

Hatton Garden is a highly sought after location. The building is a three-minute walk from Farringdon Station, which benefits from the Elizabeth, Metropolitan, Circle, and Hammersmith & City lines.

Within easy walking distance are many notable eating and drinking establishments such as Ye Olde Mitre (25m) and the Bleeding Heart Brasserie (125m).

Description

The property is a self-contained building that was comprehensively refurbished to a high specification approx. 7 years ago. It was formerly occupied by a serviced office operator and is therefore fairly heavily partitioned. However, there are a variety of spaces and floors which are also more open plan. The landlord wishes to see if a new tenant may be able to repurpose the building, as is, before undertaking a greater refurbishment, yet there could be a discussion to enable refurbishment works, for a higher rent than quoted herein. The office element of this building has no retail frontage albeit an attractive entrance, as the ground floor fronting Hatton Garden are retail jewellery shops. It represents an attractive fitted/unfitted HQ opportunity or educational/serviced office/training facility.

Floor Areas

Floor	sq ft	sq m
4th Floor	1,675	155.61
3rd Floor	1,873	174.01
2nd Floor	1,884	175.03
1st Floor	1,813	168.43
Ground Floor	2,532	235.23
Lower Ground Floor	4,379	406.82
TOTAL (approx.)	14,156	1,315.13

*Measurement in terms of *NIA

Jason Hanley, Partner

020 7025 1391 / 07904630154

jhanley@monmouthden.com

www.monmouthdean.com

Viewings strictly by prior appointment.

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 October 2024

Treasure House, 19-21 Hatton Garden

London, WC1N 8BA



SELF-CONTAINED LISTED OFFICE BUILDING TO RENT | 14,156 sq ft



Terms

Tenure:	Leasehold, a new lease from the freeholder
Rent:	New Lease - Quoting £50.00 psf exclusive of VAT. This is a blended rent overall.
Rates:	Estimated at c £18 psf pax
Service Charge:	Approx £2 per sq ft if taken as a whole
EPC Rating:	B

Amenities

- Lift
- Extensive Parquet Flooring and period marble columns
- Comfort cooling (new in approx. 2017/18)
- Mix of Grade II Features and modernised office suites
- High Ceilings
- Original Art Deco tiled & panelled entrance hall and grand staircase
- Entry phone
- Shower, Bike and WC facilities
- Close to local amenities and trendy restaurants and bars
- Excellent natural light
- Fibre connectivity
- Excellent natural light throughout lower ground floor due to skylights

Jason Hanley, Partner

📞 020 7025 1390 / 07904 630 154

@ jhanley@monmouthdean.com

Note Joint Sole Agents are Susskind and Ingleby Trice

www.monmouthdean.com

Viewings strictly by prior arrangement

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.



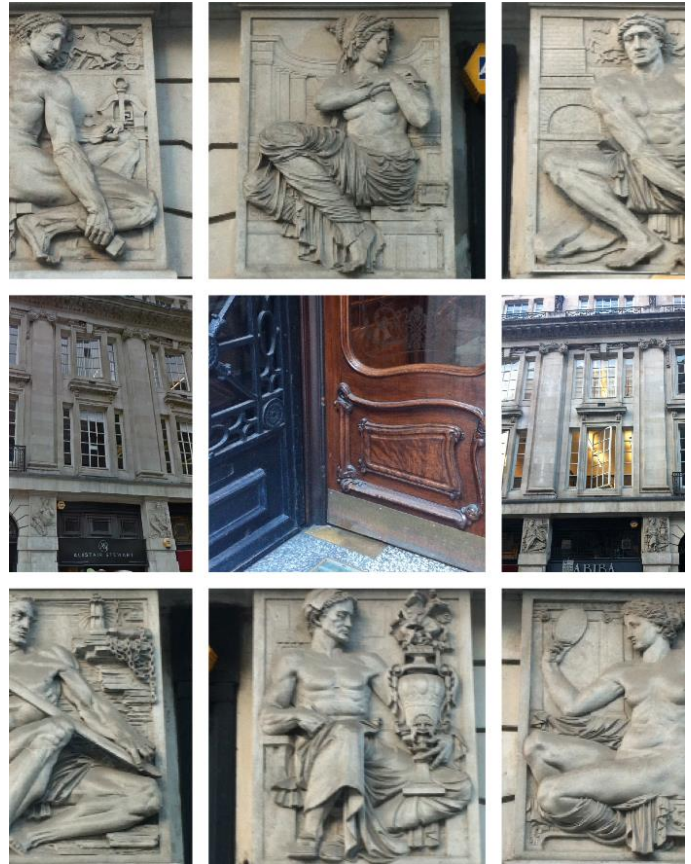
Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of 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 October 202

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

History & Facts



Architecture

Treasure House (1906), is a Grade II Listed building. It has Art Nouveau styling on the doors with panels above depicting the story of gold from its ore to being a wearable item, though they don't appear to be in a chronological order and all the figures are muscular and godlike and hence shown naked whether mining or just admiring their own reflection.

History of the developer and previous owner

Treasure House was commissioned in 1906, completed in 1907 by David Stewart Dawson, founder of Stewart Dawson Jewellers (1849-1932). He started business in Liverpool in the mid-1870s, selling watches by mail order. In the '80s he opened his first retail branches in Australia and New Zealand, where he became a household name for quality and service. He imported much of his stock from London, where he maintained an administrative HQ at 20 Hatton Garden. It was this site that he had developed to build The Treasure House. It was very advanced for the time, with electric lifts, showrooms and a whole floor set aside as a customers' lounge. He later opened a shop on Regent Street but at the end of WW1 he withdrew from the UK business and spent the remainder of his life in Sydney, having moved very successfully into real estate. He died a billionaire in today's values.

For all appointments to inspect please email or call

Jason Hanley – jhanley@monmouthdean.com
Monmouth Dean Chartered Surveyors

www.monmouthdean.com

- The daughter of Sir Christopher Hatton - after whom Hatton Garden was named - was found murdered in Bleeding Heart Yard.
- Ely place which Mitre Court leads too is owned by the Bishop of Cambridge and hosts a Strawberry Festival every year for its residents.
- The six relief panels (which are reputed to be by y Louis Frederick Roselieb [later Roslyn] (1878-1934) also famed for the famous Norway House and gilded statue of St Olav). These panes depict historic metal-working scenes: which is highly fitting for this street, with its strong association with the jewellery trade.
- Treasure House (1906) has Art Nouveau styling on the doors with panels above depicting the story of gold from its ore to being a wearable item.

Watch Hatton Garden – The History - Podcast:

<https://www.youtube.com/watch?app=desktop&v=u-3nWBp7fLI>

