

FOR LEASE

# 3-11 EYRE STREET HILL, EC1

Lower Ground Floor – 2,206 sq ft

**WAREHOUSE STYLE OFFICE TO LET**



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**CBRE**

# FOR LEASE

## 3-11 EYRE STREET HILL

Office – 2,206sq ft

London, EC1



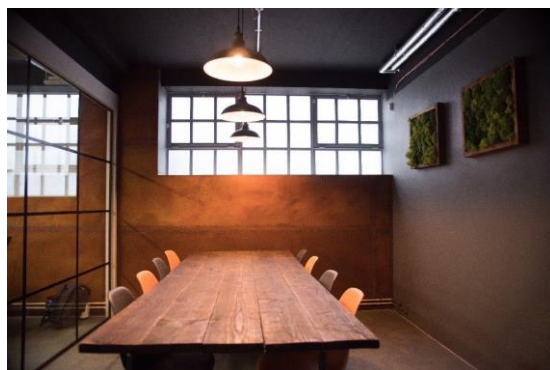
### SPECIFICATION

- + Converted warehouse
- + Crittall style windows
- + Perimeter Heating
- + Exposed Services
- + LED Lighting
- + Fitted office with 28 desks
- + Fibre in situ

### TERMS

- + Lease: Available on a new sublease for a term to October 2020. Alternatively a new lease is available by arrangement
- + Passing Rent: £45.00 per sq ft
- + Rates y/e 2019: £TBC per sq ft
- + Service Charge y/e 2018: £2.60 per sq ft

Level	sq ft	sq m
LG	2,206	204



### PRIME LOCATION

3-11 Eyre Street Hill is located in the heart of Farringdon and Clerkenwell within close proximity of an eclectic mix of clubs, bars and restaurant.

Farringdon Station (National Rail, Circle, Metropolitan and Hammersmith & City) is a short walk from the property



### CONTACT US

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