

Herbal Hill Gardens

9 Herbal Hill, EC1



7,392 sq ft

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Location

The property benefits from excellent local amenities and public transport links with Farringdon, Chancery Lane and Barbican (Circle, Hammersmith, City and Metropolitan lines, Central Line and Thameslink) underground stations and Farringdon Crossrail (once opened) all within a short walk.

Description

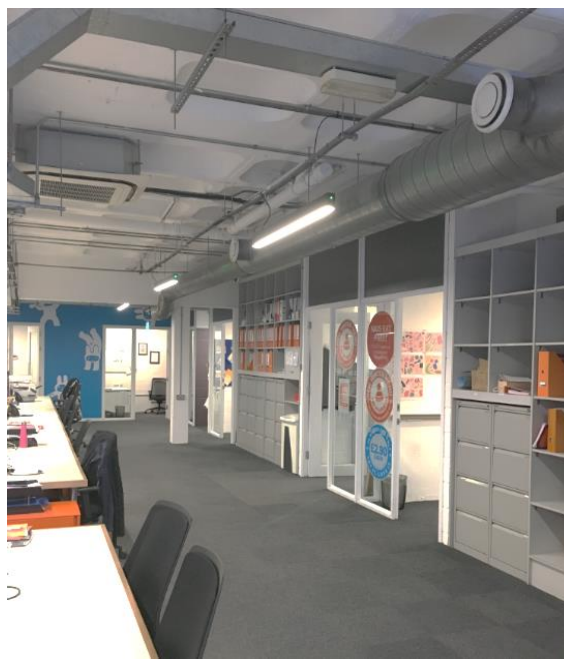
Herbal Hill Gardens is located in the heart of the Farringdon market, occupying a prominent position just off Clerkenwell Road. The building has a dedicated access off Herbal Hill providing a self-contained ground floor unit.

Specification

- Air cooling
- LED lighting
- Combination of traditional ceiling and exposed services
- Two entrances
- Fitted accommodation
- Predominantly open plan layout
- Training room

Accommodation

Floor	Area (sq ft)
Ground	6,114
Storage	1,278
Total	7,392



VAT

The property has been elected for VAT

Lease

The lease expires in May 2023 and is protected by the security of tenure provisions of the 1954 Landlord and Tenant Act.

Quoting rent

Rent on application

Rates

Estimated £12.98 per sq ft

Service Charge

Estimated £1.65 per sq ft

Viewing - strictly by appointment through:-

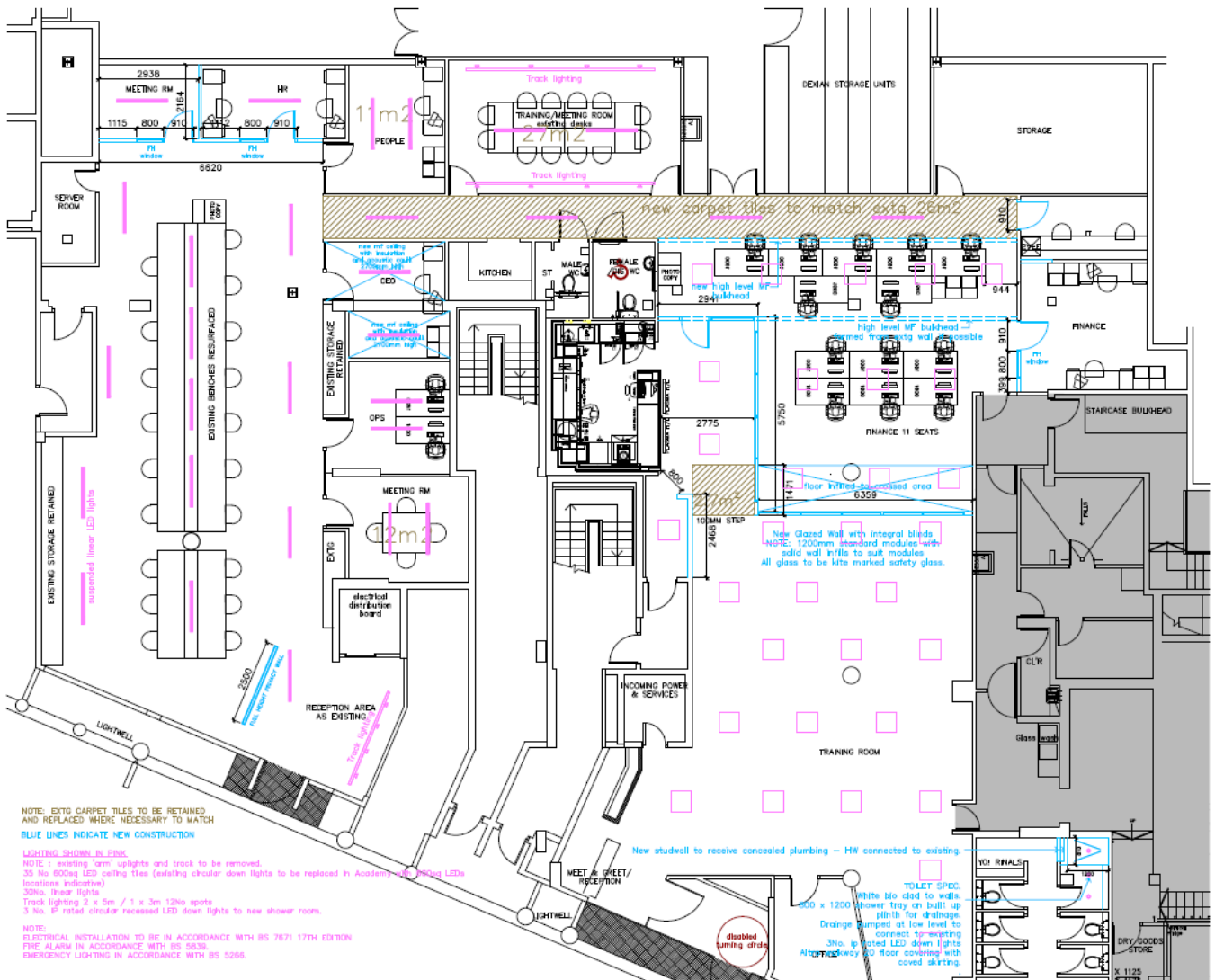
Jim Harper
Savills
020 7409 8967
jharper@savills.com

Jade Dedman
Savills
020 7330 8617
jade.dedman@savills.com

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Floorplan



NOTE: EXISTING CARPET TILES TO BE RETAINED AND REPLACED WHERE NECESSARY TO MATCH
 BLUE LINES INDICATE NEW CONSTRUCTION

LIGHTING SHOWN IN PINK
 NOTE: existing "orn" uplights and track to be removed.
 35 No 600sq LED ceiling tiles (existing circular down lights to be replaced in Academy - see existing LEDs locations indicative)
 30No. linear lights
 Track lighting 2 x 5m / 1 x 3m 12No spots
 3 No. IP rated circular recessed LED down lights to new shower room.

NOTE:
 ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH BS 7671 17TH EDITION
 FIRE ALARM IN ACCORDANCE WITH BS 5839
 EMERGENCY LIGHTING IN ACCORDANCE WITH BS 5266.