

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:-

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Floorplan

