



Location

Herbal Hill is located directly off of Clerkenwell Road, to the west of its junction with Farringdon Road. It is well located for access to both Clerkenwell Green and Exmouth Market.

Transport

Farringdon Station (6 mins)
Chancery Lane Station (10 mins)

Description

The space has been completely refurbished and benefits from great daylight from all four elevations. The common parts have been architecturally designed and the floor benefits from a newly fitted kitchen and full cabling with fibre connection.

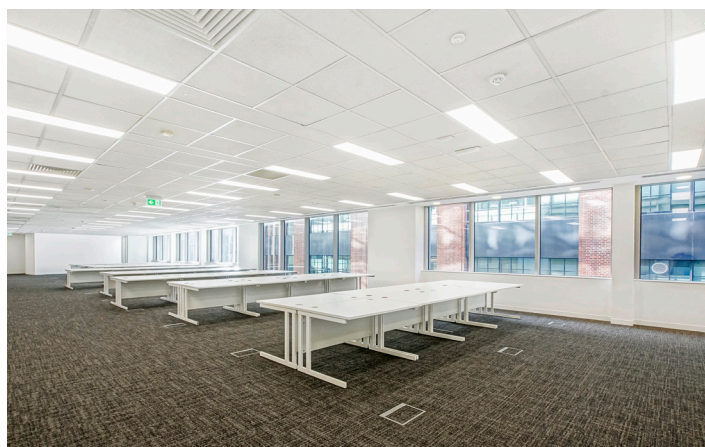
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OFFICE TO LET

3-7 Herbal Hill, EC1R 5EJ / 5,687 sq. ft



Features

Fully cabled with fibre connection
Architecturally designed reception area
Newly fitted kitchen
Fully accessible raised floors
Air conditioning
Newly refurbished WCs
Bike storage/ showers
2 passenger lifts
Commissionaire

Service Charge

£7.50 per sq. ft. approx.

Business Rates

The estimated business rates payable for 2020/2021 are £100,375 per annum (£17.65 per sq ft). Interested parties should verify these figures with the London Borough of Islington.

Lease Term

A new lease is available for a term of up to 2 years.

Floor Space

2nd Floor

5,687 sq. ft.

Rent

£39.50 per sq. ft.
£224,636.50 per annum

Contact

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