

**16-18 Hatton Garden,
Farringdon, EC1N 8AT
NEWLY REFURBISHED GRADE A+ FLOORS TO LET**



1,732 – 3,215 - 4,947 sq ft



4th floor – Grade A+ fitted office

Location

The building is located in the heart of Farringdon half way between the junction to High Holborn and Greville Street. Leather Lane market is local as are the hotspots and highlights of Clerkenwell and Bloomsbury. Chancery Lane underground station (Central Line) and Farringdon station (Hammersmith and City, Circle, Metropolitan lines and Thameslink) are within a very short walk of the building. Farringdon will also soon become one of central London's main Crossrail hotspots with the opening of the new Crossrail Station & the Elizabeth Line.

Description

The reception has recently been refurbished to modern contemporary standards, featuring black frame finishes and wood effect flooring and a feature wall. The lift carriage is also being refurbished Summer 2019. The 4th, 5th and 6th floors at 16-18 Hatton Garden are to be refurbished to provide both contemporary and sophisticated Grade A open plan office space with design styling, plus one floor will be fully fitted to provide GRADE A + finishes providing a mixture of open plan office space, desks and meeting rooms. There is also a terrace and bike racks and newly refurbished WC's. The 5th and 6th floors can be taken together with integral stair case giving 3,215 sq ft.

Jason Hanley, Partner

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Joint Agents: Richard Susskind - 020 7831 8311

Floor Areas

Floor	sq ft	sq m
6th Floor	1,536	143
5th Floor	1,679	156
4th Floor	1,732	161
TOTAL (approx.)	4,947	460

*Measurement in terms of *NIA

Farringdon

Historically a centre for engineering and the meat market, the area is flooded with characteristic warehouses converted to provide desirable offices to the media and technology sectors making the area a Tech City hub that boasts the highest number of architects and creative businesses per square mile in the world. With Crossrail due to open at Farringdon station in 2018, Farringdon is set to benefit from increased connectivity and demand for office space.

Rebecca Saxon, Associate Partner

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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 2019

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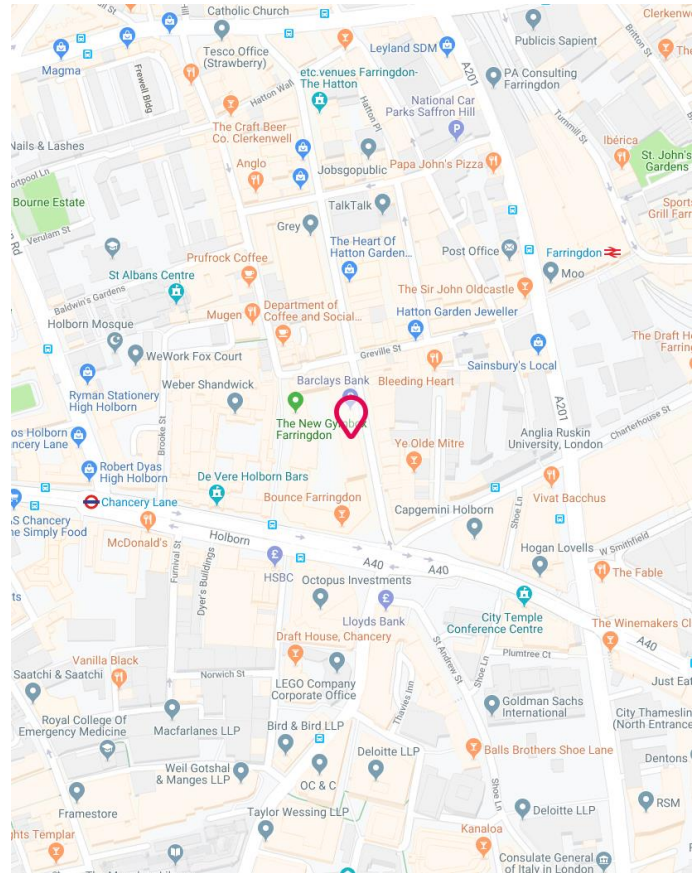
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5th floor



6th floor demised terrace



Terms

Tenure:	New Leases (Grade A + from 18 months + or Grade A FRI lease from 3 years +)
Lease:	A new lease(s) available from the Landlord
Rent:	Grade A + from £65.00 psf pax Grade A from £57.50 psf pax
Rates:	Estimated as follows for 2019/20 6th floor - £18.19 psf pa – 5th floor - £19.16 psf pa – 4th floor - £19.01 psf pa
Service Charge:	Estimated as being £10.00 per sq ft
EPC Rating:	TBC

Amenities

- Refurbished
- 4th floor fitted to Grade A + (plug and play)
- New wood flooring with carpet runways
- New LED lighting
- New Air Conditioning
- Sixth floor roof terrace (demised)
- New Passenger Lift
- Refurbished WC's
- Recently refurbished reception
- Excellent natural light
- Shared roof terrace (1st floor)
- Bike storage and showers

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