



5-8 Hardwick Street

EC1R 4RG

The building has been comprehensively upgraded in recent years sitting on a small vibrant estate with enhanced landscaping and common parts.

2,911 sq ft
(270.44 sq m)

- Fitted Space
- LED Lighting
- Raised Floors
- Glass Roof Feature
- Large Newly Installed Windows
- 4x Passenger Lift
- Bike Parking
- Showers
- Fitted Kitchen

5-8 Hardwick Street, London, EC1R 4RG

Summary

Available Size	2,911 sq ft
Rent	£57 per sq ft
Rates Payable	£20.10 per sq ft 2020/21
Service Charge	£8.24 per sq ft Est.
EPC Rating	E

Description

The building has been comprehensively upgraded in recent years sitting on a small vibrant estate with enhanced landscaping and common parts. The top floor 'studio' unit benefits from excellent natural light and sky / roof lighting.

On floor there is efficient raised access flooring, a good generic fitout providing an open plan area, 39 desk positions, 2 meeting rooms, 2 private offices and a kitchenette in situ.

Location

Situated close to Sadler's Wells Theatre and Exmouth Market, at the junction of Hardwick Street with Rosebery Avenue Clerkenwell, this attractive classic warehouse style building faces public gardens and has been refurbished by Derwent London.

Angel Islington, Kings Cross and Farringdon underground stations are within a few minutes' walk and numerous bus routes pass nearby.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
3rd - Part 3rd	2,911	270.44	Available
Total	2,911	270.44	

Specification

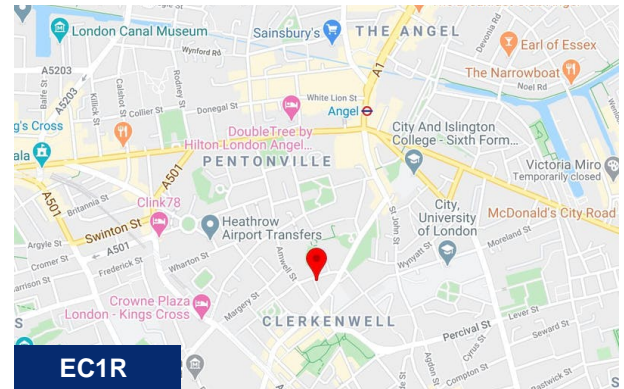
- Air Conditioning
- Shower Facilities
- Raised Floor
- Bike Spaces
- 24/7 Access
- Hanging LED Lights
- Glass Roof Feature
- Large Newly Installed Windows

Viewings

Viewing strictly by arrangement through sole letting agents Matthews & Goodman.

Terms

A new flexible sublease from 1 to 5 years is available for term by arrangement.



Viewing & Further Information



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