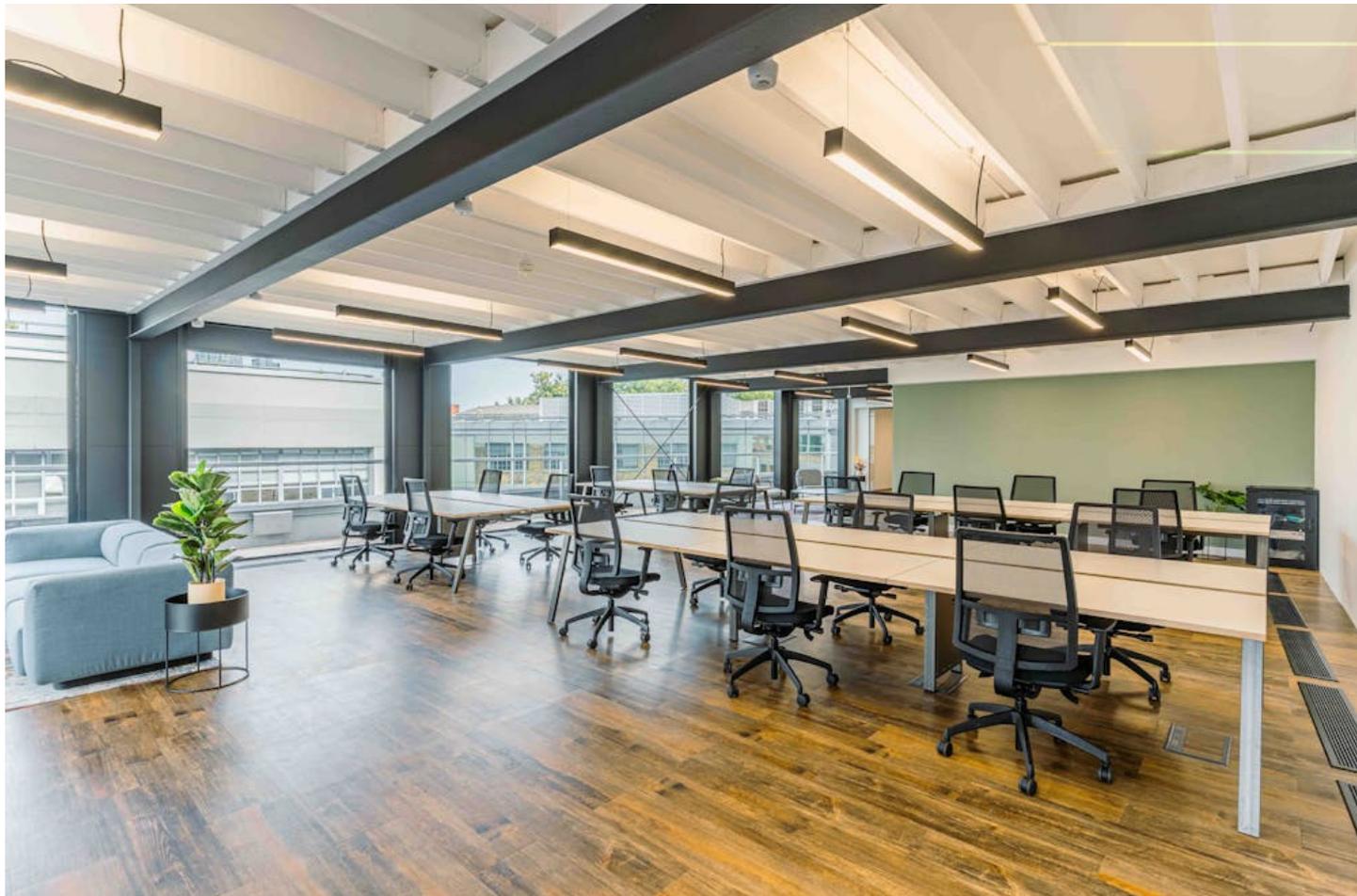


# ELLIS BROWN

## OFFICES TO LET

Fully fitted and furnished office space with a private terrace on the top floor, moments from Exmouth Market.

3-4 Hardwick Street, EC1R 4RB  
2,009 - 4,604 sq ft



Ellis Brown  
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3-4 Hardwick Street, EC1R 4RB  
2,009 - 4,604 sq ft

### Description

3-4 Hardwick Street is a former warehouse building that has been converted into first class office accommodation. All floors are offered fully fitted and furnished, retaining many of the buildings original features such as exposed steel columns and beams. The ground floor office benefits from a polished concrete floor and offers a self-contained option. The 4th floor has been newly refurbished and offered fully fitted with a large private terrace.

### Location

The building is ideally located moments from Exmouth market which boasts an array of cafes, bars and restaurants that local occupiers can enjoy. Angel and Farringdon Stations offering good transport accessibility which are a short walk away.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
Ground	2,060	191.38	£52.50	£19.35	£11.87	£14,371.93	£172,463.20	CAT A+	Let
3rd	2,595	241.08	-	£10.27	On Application	£2,220.89	£26,650.65	-	Coming Soon
4th	2,009	186.64	£62.50	£9.25	£11.87	£13,999.38	£167,992.58	CAT A+	Available
<b>Total</b>	<b>6,664</b>	<b>619.10</b>	<b>£57.50</b>	<b>£12.96</b>	<b>£11.87</b>	<b>£30,592.20</b>	<b>£367,106.43</b>		

### Features

4th floor private terrace  
Self-contained Ground floor  
Air conditioning  
Fully fitted  
Meeting rooms  
Excellent natural light  
Generous floor to ceiling height  
DDA compliant

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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