

# ELLIS BROWN

## OFFICE TO LET

32-38 Saffron Hill, EC1N 8FH  
6,835 sq ft

Self-contained, former Warehouse building with exceptional character features, less than 2 minutes from Farringdon station.



Ellis Brown  
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Description

The building offers bright, open plan office accommodation over the Ground and Lower ground floors, whilst retaining many original features such as steel columns and exposed services. The self contained accommodation benefits from a fitted kitchen, meeting rooms and excellent ceiling height. The space is in an excellent location and is perfectly suited to any established or upcoming business looking for a new HQ in the creative and tech hub that is Farringdon.

Location

Saffron Hill runs south of Clerkenwell Road and parallel to Farringdon Road and Hatton Garden. The area is characterized by a thriving community of cafes, restaurants and bars, including attractions such as the famous Leather Lane street food market. The building is situated moments from Farringdon Station, providing Elizabeth Line services which has cemented this area as one of the best connected commuter destinations in the country.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit - G & LG	6,835	634.99	£42.50	£15.43	£4.31	£35,450.87	£425,410.40	Available
Total	6,835	634.99	£42.50	£15.43	£4.31	£35,450.87	£425,410.40	

Features

- Refurbished warehouse building
- Exposed services
- Meeting rooms
- Fitted kitchen
- Fully accessible raised floor
- Demised WC's & Showers
- Excellent branding opportunities

EPC

C

Terms

On application

VAT

Applicable

Contact

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