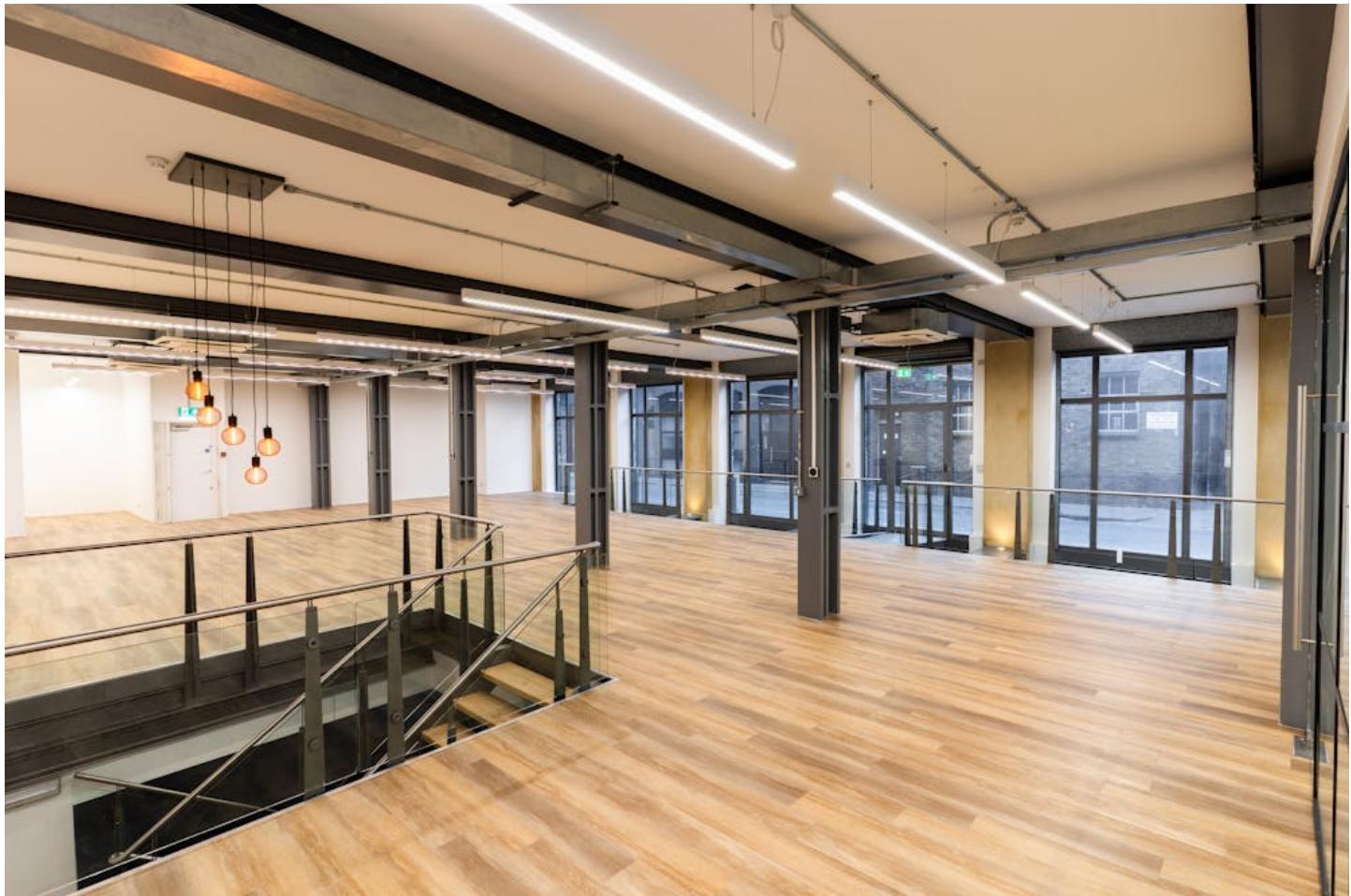


# ELLIS BROWN

## OFFICE TO LET

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

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



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**Ellis Brown**  
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6,835 sq ft

### 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
<b>Total</b>	<b>6,835</b>	<b>634.99</b>	<b>£42.50</b>	<b>£15.43</b>	<b>£4.31</b>	<b>£35,450.87</b>	<b>£425,410.40</b>	

### 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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### Joint Agents

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**Francis Cundell (Ingleby Trice)**  
020 7029 3620

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