

A modern office interior with a light-colored herringbone wood floor. In the background, there are several long black desks with black ergonomic chairs. A large window on the left provides natural light. In the center, a black metal shelving unit holds various decorative items. To the right, a lounge area features a dark wooden table with orange and grey armchairs, and a grey sofa with orange cushions. The walls are a mix of light and dark grey, with abstract art pieces. Long black pendant lights hang from the ceiling.

Susskind.

6-7 Hatton Garden EC1

Unit 4.2

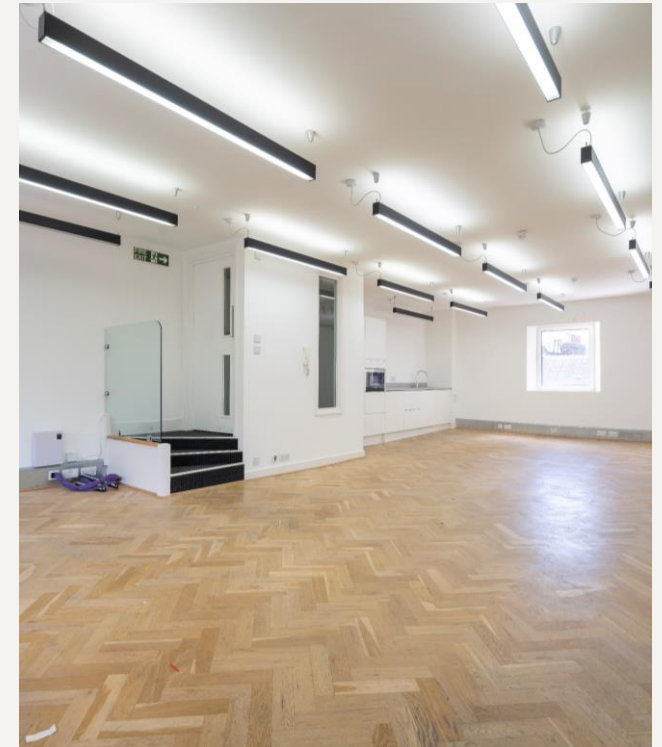
6-7 Hatton Garden is a striking period property providing Grade A offices just minutes from Chancery Lane and Farringdon stations, with excellent Crossrail connections. The building offers abundant natural light, with recently refurbished reception and common areas.

Unit 4.2 is a fully-fitted, bright, refurbished 4th floor workspace featuring an open-plan layout, generous ceiling heights, air-conditioning, and openable windows. The unit also benefits from a demised kitchen and WC facilities.



Unit 3.1

Unit 3.1 has been recently refurbished and offers 535 sq ft of versatile space, ideal for use as a workshop an/or office. The unit benefits from excellent natural light, enhanced by modern LED strip lighting, creating a bright and productive environment. It is equipped with air-conditioning units and a convenient kitchenette, in addition to having two entrance doors provide added security.



6-7 Hatton Garden EC1

Summary

Providing newly refurbished office Grade A workspace in fitted and non-fitted formats.

Features

- Prime Location
- Newly refurbished and fully-fitted 4th floor unit
- Grade A Offices
- Good floor to ceiling height
- Walking distance to transport links
- Excellent Natural Light
- WC facilities
- Passenger Lift
- Air conditioning
- Communal areas have recently been refurbished

Transport

- Farringdon
- Chancery Lane

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

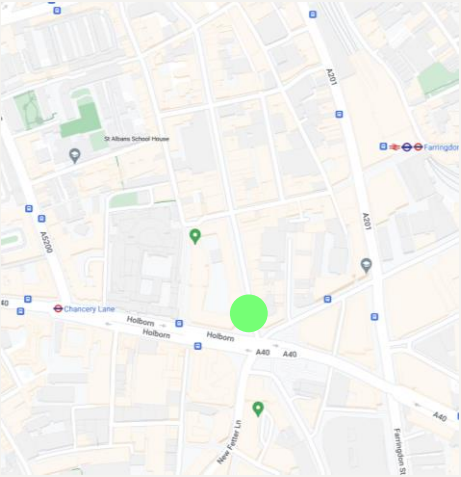
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
3 rd Floor, Unit 3.1	535	£62.50	£7.00	£17.00	£3,856.46	Available
4 th Floor, Unit 4.2 (fully-fitted)	802	£75.00	£7.00	£17.00	£6,616.50	Available
Total	1,337	-	£7.00	£17.00	£10,472.96	Available

*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service

6-7 Hatton Garden EC1

Viewing via joint agents

For further information and inspections please contact joint agents:

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Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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