

**83-89
SAFFRON
HILL
LONDON
EC1N 8RT**

OFFICE SPACE TO RENT



SAFFRON HILL

MINI

LIBRARY

LOCATION

The building is located on the west side of Saffron Hill at the junction with Hatton Wall immediately to the south of the junction with Clerkenwell Road. The office is well positioned to provide easy access to The West End and City. It benefits from being with close proximity to both Farringdon Station (Metropolitan, Circle and District, Hammersmith and City Lines), Chancery Lane station (Central Line) and National Rail.



PROPERTY

The available accommodation is arranged over lower ground to fourth floors and benefits from natural light to the front and rear of the property across most of the building. The space is fitted out as a mix of open plan spaces and private offices/ meeting rooms.

The property also benefits from a large loading bay at one end and a large bike store room / garage.

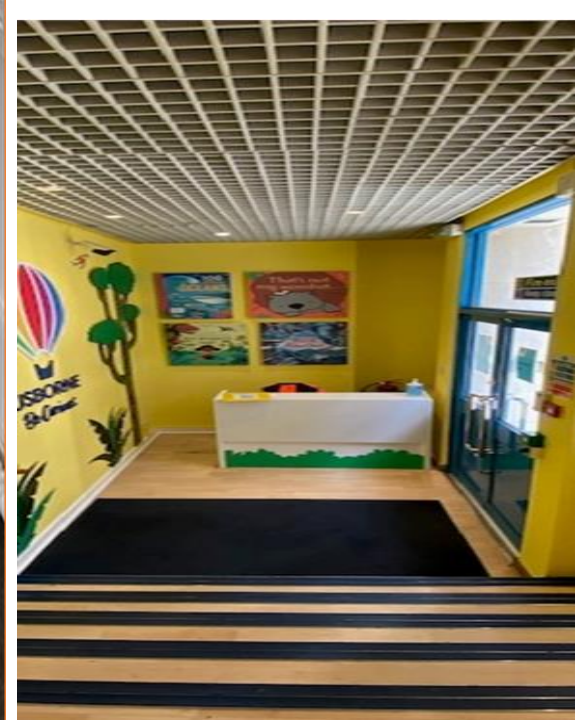
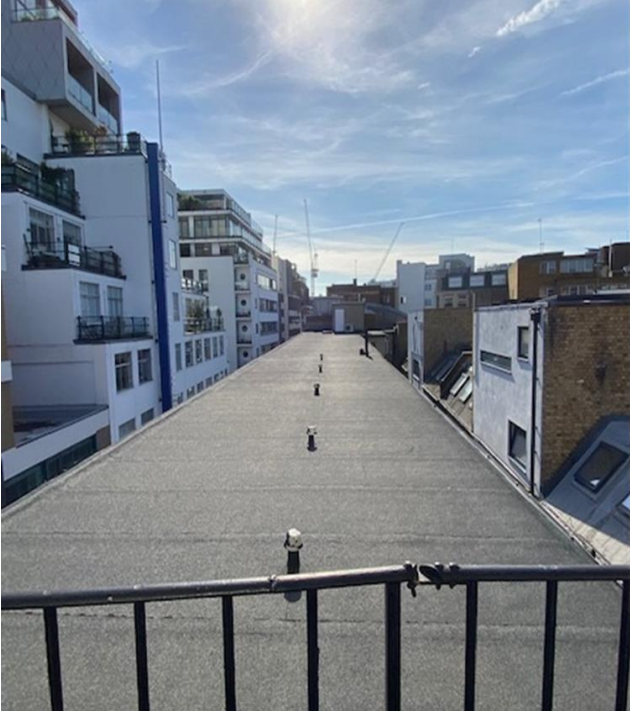
The property has a large flat roof that could accommodate a terrace subject to appropriate planning consents.

SIZE

Floor	Size (sq ft)	Size (sq m)
Fourth	615	57.13
Third	650	60.38
Second	3,094	287.44
First	4,047	375.98
Ground	4,284	398.00
Lower Ground	4,141	384.71
Loading Bay	366	34.00
TOTAL	17,197	1597.64

AMENITIES

- Passenger lift
- Close proximity to public transport
- Excellent natural light
- Loading area
- Bike racks and showers
- Self contained building



RATING

The rateable value is £380,088 per annum.

EPC

The property has an EPC rating of D97.

TERMS

The property is available on a new lease for a term by arrangement.

RENT

Upon Application

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly via appointment through sole agents



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