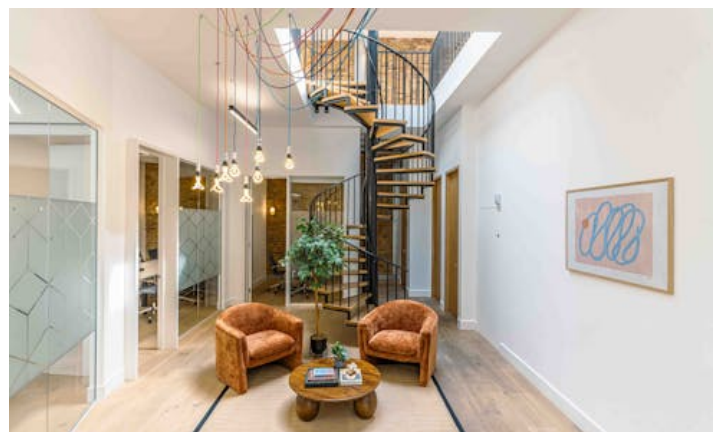


ELLIS BROWN

OFFICES TO LET

5,746 sq. ft. of newly refurbished, fully fitted duplex office space with a private terrace within a stunning converted warehouse.

36-38 Hatton Garden, EC1N 8EB
5,746 - 8,467 sq ft



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5,746 - 8,467 sq ft

Description

This 5,746 sq ft self-contained office benefits from 62 desks, 4 meeting rooms, split between the Ground and First Floor to create dedicated client facing space, and dedicated breakout areas that foster creativity and teamwork. The layout ensures a comfortable, efficient working environment, separate from other office floors.

Located just 5 minutes from Farringdon, this modern first floor office boasts excellent natural light, thanks to dual aspect windows, creating a bright and inviting workspace. With access to both private and communal roof terraces, your team can enjoy outdoor breaks while taking in stunning views.

Location

36-38 Hatton Garden is positioned on the eastern side of Hatton Garden, close to the junction with Greville Street and only 200m from Farringdon Crossrail station. London’s Hatton Garden is a thriving business district and famously, the centre of the UK diamond trade. It is an area where modern architecture rubs shoulders with Victorian warehouses and elegant, Georgian town-houses. The area has retained many of its narrow alleyways and hidden courtyards like Bleeding Heart Yard, as well as boasting Michelin starred restaurants, trendy bars and cafés, making this a great place for after work socialising.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit - Ground & 1st	5,746	533.82	£75 /sq ft	£222.28	£6.91	£49,889.65	£598,675.74	Available
5th	2,721	252.79	-	On Application	On Application	-	-	Available
Total	8,467	786.61		£222.28	£6.91	£49,889.65	£598,675.74	

Features

- Fully fitted and furnished
- Private roof terrace and large communal terrace
- Bicycle storage and showers
- 2.9m Floor to ceiling heights
- Former warehouse building
- 62 desks & 4 meeting rooms

EPC

B (38)

Terms

On application

VAT

Applicable

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