

To Let



Fitted Offices

5-8 Hardwick Street
London, EC1R 4RG

2,745 sq ft
(255.04 sq m)



RENT

£56.50
per sq ft



**RATES
PAYABLE**

£21.32
per sq ft



**SERVICE
CHARGE**

£9.10
per sq ft



EPC

B

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[@MatthewsGood](https://twitter.com/MatthewsGood) [in matthews-and-goodman](https://www.linkedin.com/company/matthews-and-goodman)

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Virtual
Tour



Location

Situated close to Sadler's Wells Theatre and Exmouth Market, at the junction of Hardwick Street with Rosebery Avenue Clerkenwell, this attractive classic warehouse style building faces public gardens and has been refurbished by Derwent London.

Farringdon, Angel, and Kings Cross underground stations are all within a few minutes' walk with numerous bus routes available.

Lease Options

Assignment of lease expiring 1 December 2028

or;

Sublease for a flexible term by arrangement.

or;

Licence for 12 months+ @ £19,900 PCM excl. VAT.

VAT

VAT is payable on rent & service charge

Description

The building has been comprehensively upgraded in recent years sitting on a small vibrant estate with enhanced landscaping and common parts. The top floor 'studio' unit benefits from excellent natural light and sky / roof lighting.

On floor there is efficient raised access flooring, a good generic fitout providing an open plan area, 39 desk positions, 2 meeting rooms, 2 private offices and a kitchenette in situ.

Possession

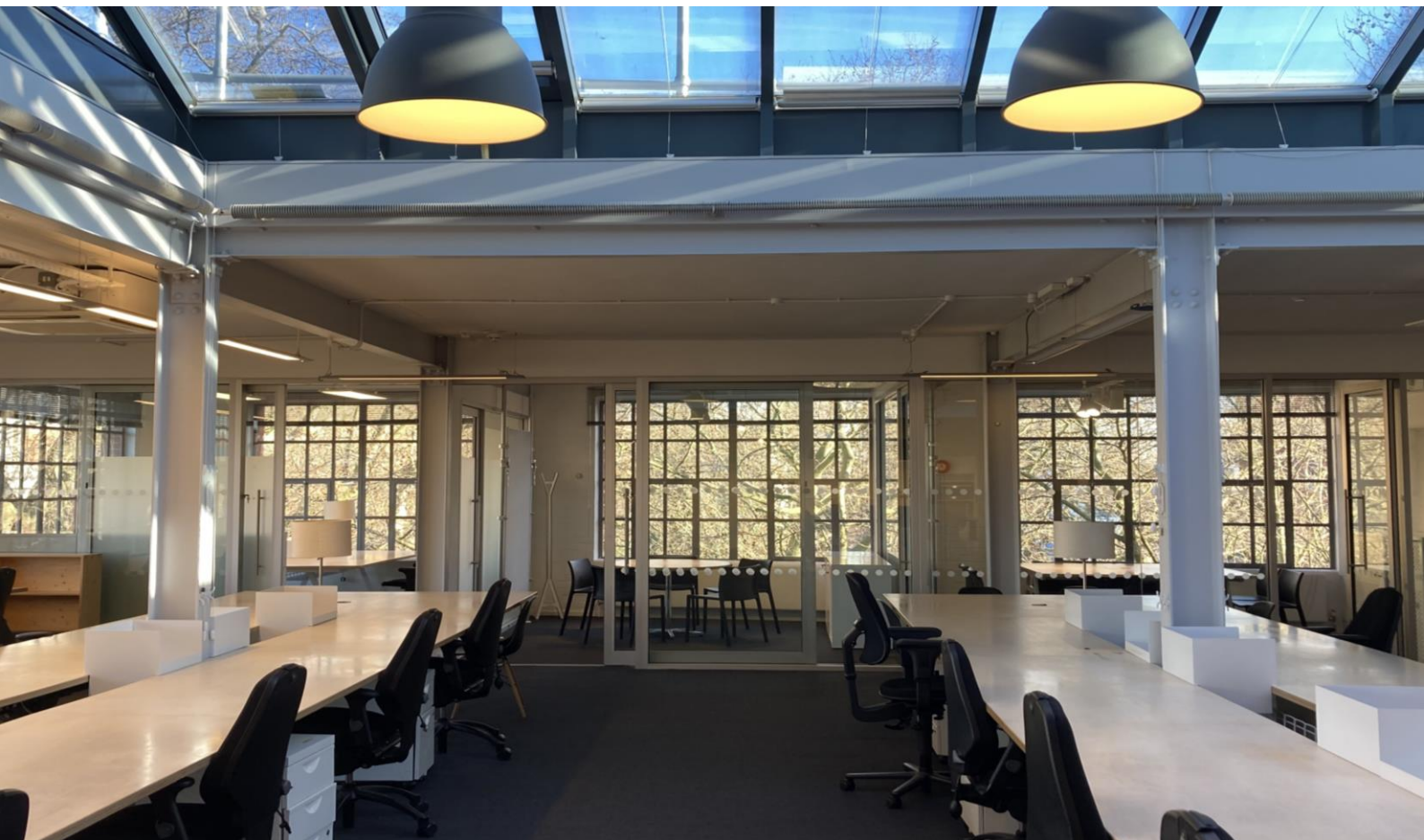
On completion of legal formalities or earlier by arrangement.

Terms

Subject to Contract

Viewing

Viewing strictly by arrangement through sole letting agents Matthews & Goodman.



Air Con



Hanging LED
Lights



24/7



Raised Floor



Shower
Facilities

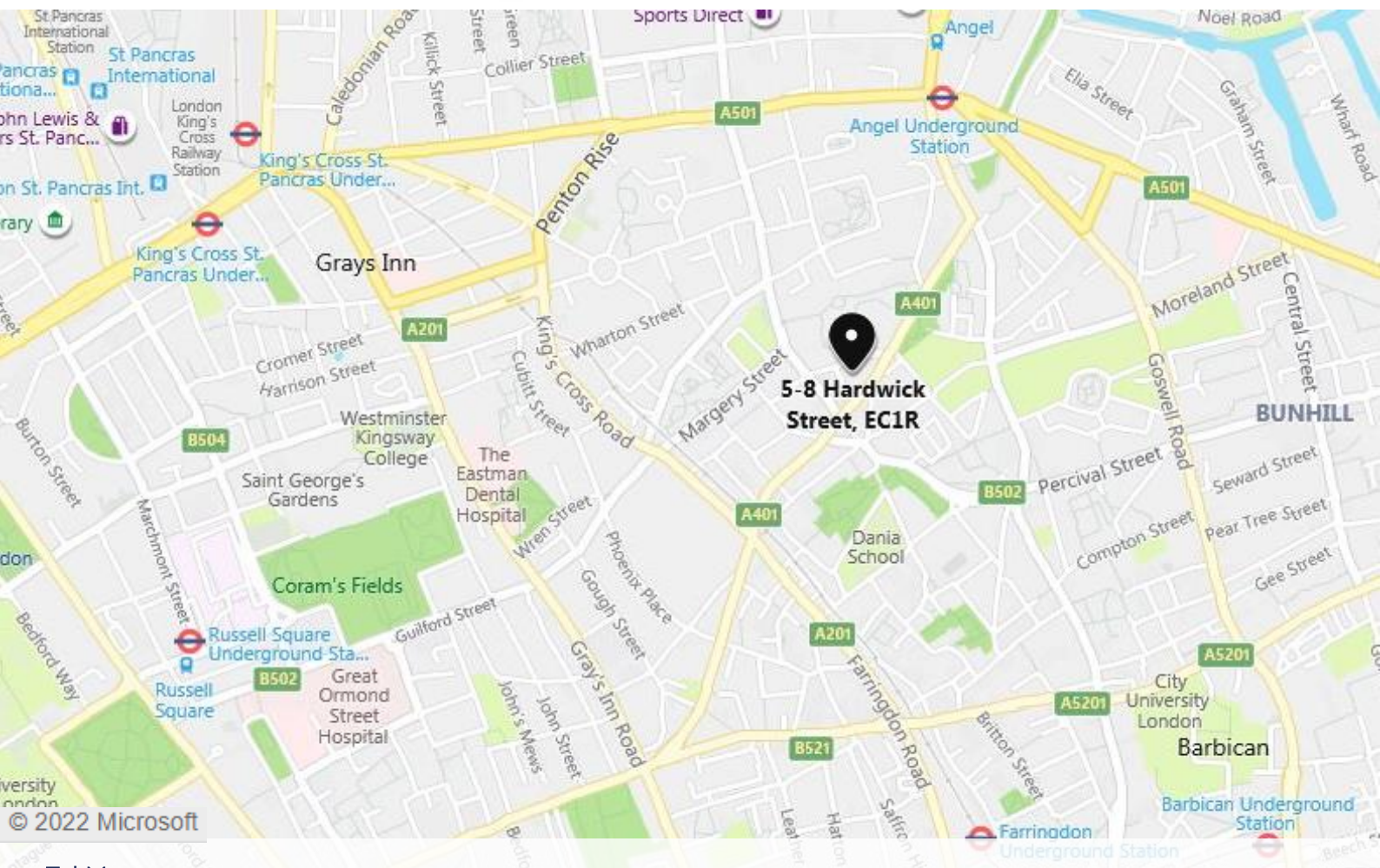
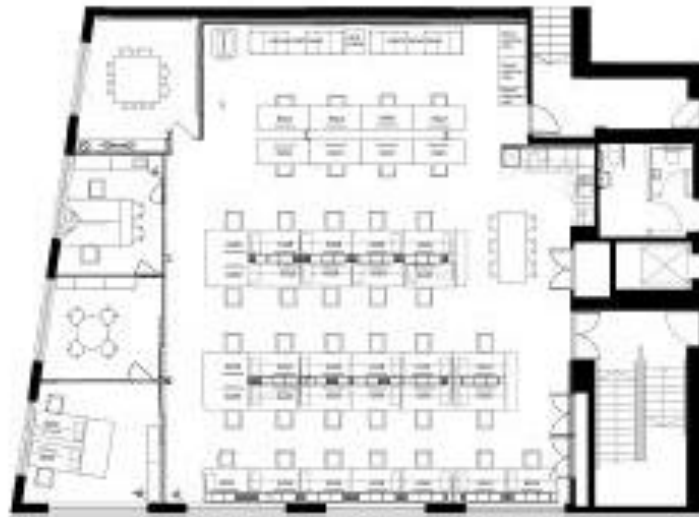
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Ed Moore

t. 020 7367 5393
m: 07957 121 681
e. emoore@matthews-goodman.co.uk

Oliver Bates

t. 020 7367 5392
m: 07802 674 438
e. obates@matthews-goodman.co.uk

Jessie High

t. 020 7747 3142
m: 07467 727 210
e. jhigh@matthews-goodman.co.uk

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