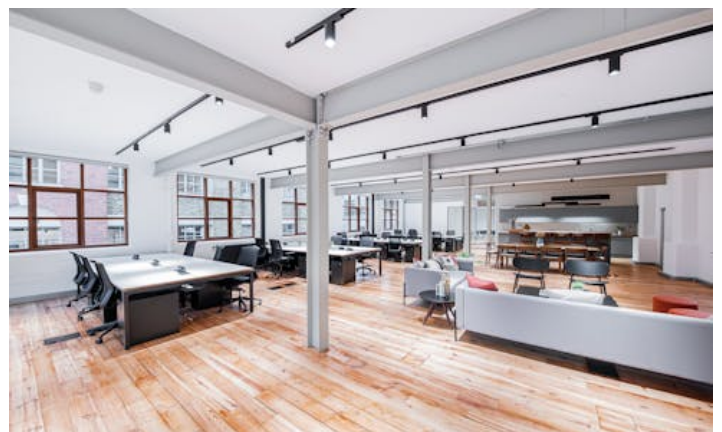


ELLIS BROWN

OFFICES TO LET

Fully fitted and furnished office space with a private terrace on the top floor, moments from Exmouth Market.

3-4 Hardwick Street, EC1R 4RB
2,595 - 7,734 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 17/07/2026

OFFICES TO LET

3-4 Hardwick Street, EC1R 4RB
2,595 - 7,734 sq ft

Description

3-4 Hardwick Street is a former warehouse building that has been converted into first class office accommodation. All floors are offered fully fitted and furnished, retaining many of the buildings original features such as exposed steel columns and beams. The ground floor office benefits from a polished concrete floor and offers a self-contained option. The 4th floor has been newly refurbished and offered fully fitted with a large private terrace.

Location

The building is ideally located moments from Exmouth market which boasts an array of cafes, bars and restaurants that local occupiers can enjoy. Angel and Farringdon Stations offering good transport accessibility which are a short walk away.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
1st	2,538	235.79	£52.50	On Application	On Application	£11,103.75	£133,245	-	Available
2nd	2,601	241.64	£57.50	£14.58	£13.63	£18,577.64	£222,931.71	-	Available
3rd	2,595	241.08	£52.50	£10.27	£13.63	£16,521.50	£198,258	-	Available
4th	2,009	186.64	£62.50	£9.25	£13.63	£14,294.04	£171,528.42	CAT A+	Let
Total	9,743	905.15	£56.25	£11.37	£13.63	£60,496.93	£725,963.13		

Features

- Air conditioning
- Fully fitted
- Meeting rooms
- Excellent natural light
- Generous floor to ceiling height
- DDA compliant

EPC

On application

Terms

On application

VAT

On application

Contact

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

James Taylorson
02037450060
jtaylorson@ellisbrowncommercial.com

ELLIS BROWN

OFFICES TO LET

3-4 Hardwick Street, EC1R 4RB
2,595 - 7,734 sq ft

