



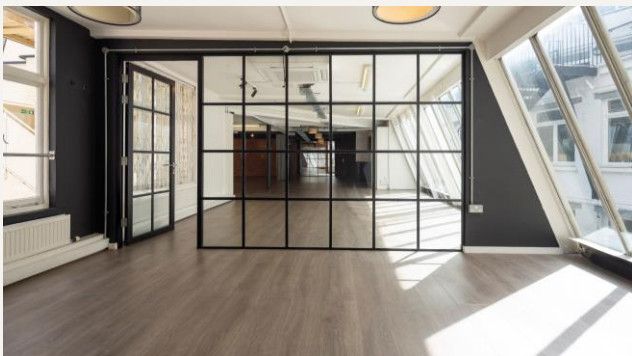
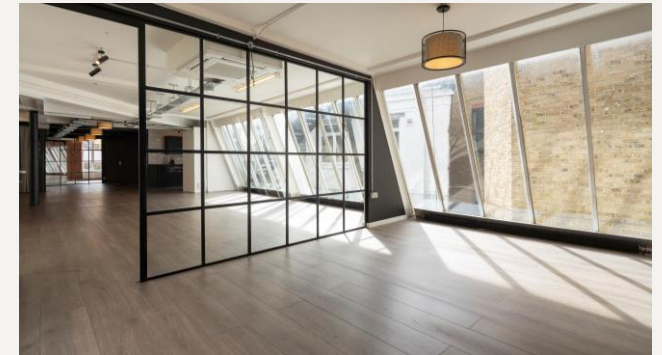
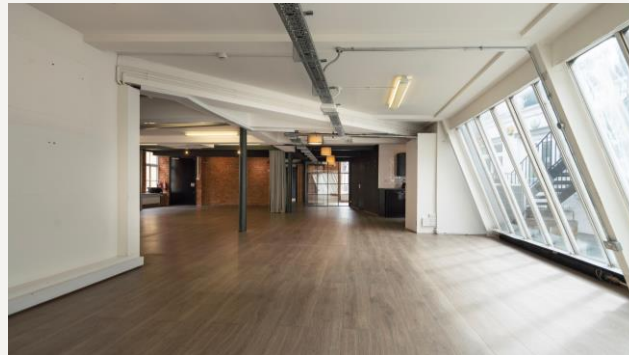
Susskind.

13-19 Vine Hill EC1

Forming part of this former warehouse style building we are pleased to offer two bright open plan floors, benefitting excellent natural light together with character features including exposed brickwork and cast-iron columns. The available spaces would be ideal for media/creative occupiers.



13-19 Vine Hill is ideally located just minutes from Farringdon Station, offering excellent connectivity via the Underground, Crossrail, and Thameslink services. The area also benefits from an abundance of local amenities, including the vibrant Leather Lane and Exmouth Markets, alongside a wide selection of pubs, restaurants, and green spaces.



13-19 Vine Hill EC1

Summary

Fantastic office floors within a converted warehouse building close to Farringdon Station

Features

- Converted warehouse
- Wood flooring
- Perimeter trunking
- Exposed brickwork
- Fantastic natural light
- Good floor to ceiling height
- LED strip lighting
- Exposed columns
- Male and Female WC's
- Can betaken separately or together

Transport

- Farringdon
- Chancery Lane

Lease

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

EPC

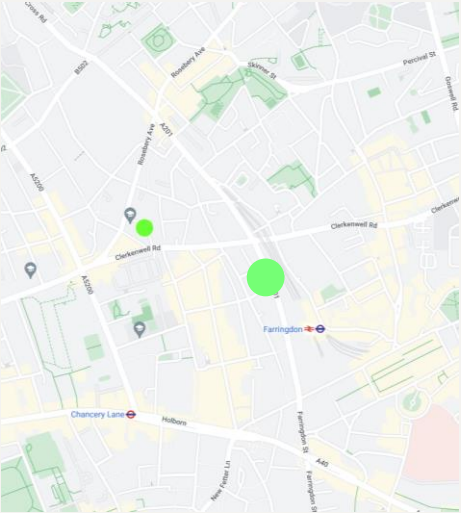
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Per Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Third	2,065	£39.50	£4.00	£17.60	£10,514.30	Available
Second	2,305	£39.50	£4.00	£17.81	£11,776.63	Available
Total	4,370	£39.50	£4.00	£17.71	£22,290.64	Available

*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service

13-19 Vine Hill EC1

Viewing via sole agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@susskind.london

Elle Whayman
07791 785 253
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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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