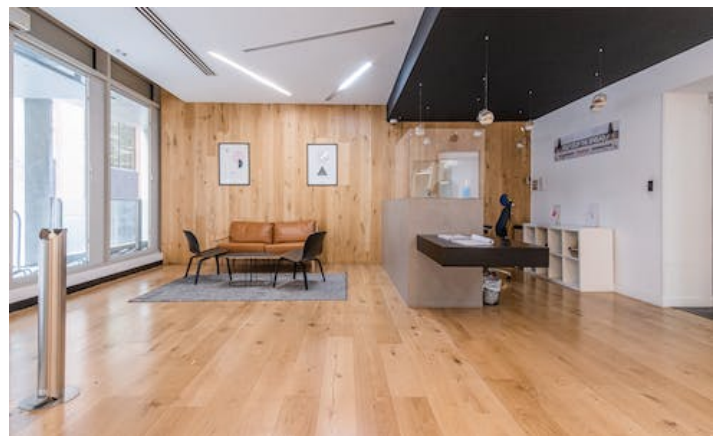


## OFFICES TO LET

Superb value, fully fitted short term office space available immediately in the heart of Clerkenwell.

3-7 Herbal Hill, EC1R 5EJ  
4,147 - 26,329 sq ft



Ellis Brown  
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### Description

This short term economical office space is a short walk from Farringdon station. Tenants will benefit from the staffed reception as well air conditioning, raised floors and passenger lift.

These efficient fully fitted floorplates are available immediately. The ground and lower ground spaces feature a distinctive double height skylight.

### Location

Herbal Hill is situated in a prime location a stone's throw from Leather Lane food market as well as a plethora of restaurants, bars and cafes. Exmouth Market and Clerkenwell Green are a short walk away.

Already a prime location for London's creative design enterprises, Crossrail has brought a fresh focus to the area.

### Accommodation

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Lower Ground	5,952	£15	£8.04	£5.55	£14,180.64	£170,167.68	Available
1st	5,274	£30	£16.60	£5.55	£22,919.93	£275,039.10	Available
2nd	5,687	-	£15.40	£5.55	£9,928.55	£119,142.65	Under Offer
3rd	5,110	£35	£17.13	£5.55	£24,562.07	£294,744.80	Available
4th	4,306	£39.50	£17	£5.55	£22,265.61	£267,187.30	Available
Total	26,329	£29.88	£14.83	£5.55			

### Features

- Prime location
- Fully furnished
- Staffed reception
- Air conditioning
- Passenger lift
- Fully accessible raised floor
- Shower facilities
- DDA compliant

### EPC

On application

### Terms

On application

### VAT

Applicable

### Contact

Tom Latham  
07398 010 223  
tlatham@ellisbrowncommercial.com

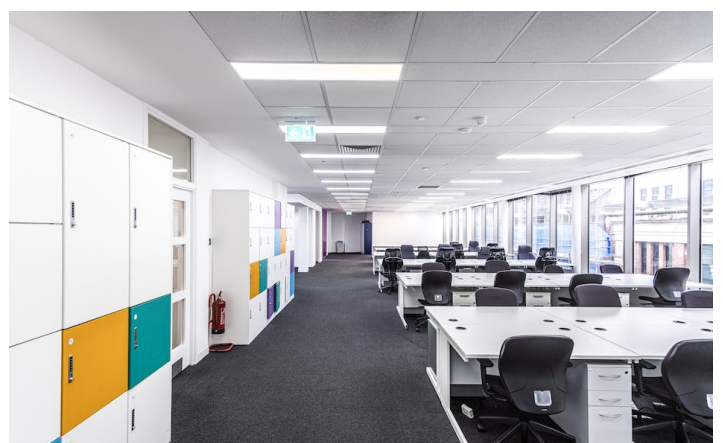
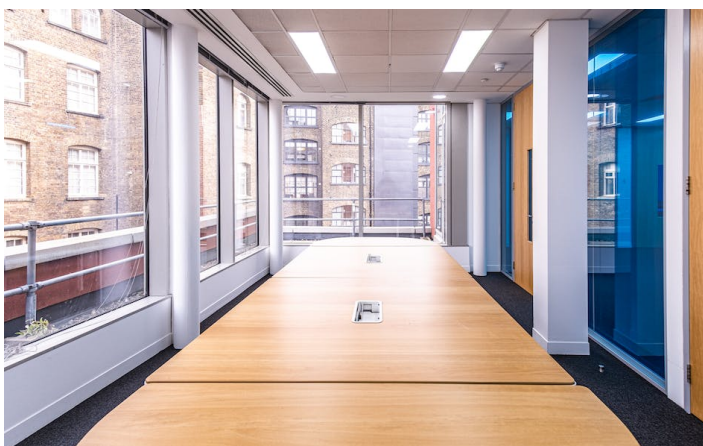
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# ELLIS BROWN

## OFFICES TO LET

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4,147 - 26,329 sq ft



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