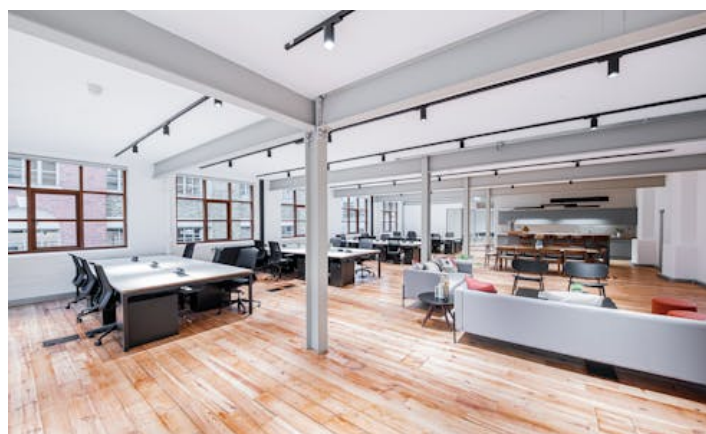


ELLIS BROWN

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 - 5,196 sq ft



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

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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	£59.50	On Application	On Application	£12,584.25	£151,011	-	Coming Soon
2nd	2,601	241.64	£59.50	£14.58	£13.63	£19,011.14	£228,133.71	-	Available
3rd	2,595	241.08	£59.50	£10.27	£13.63	£18,035.25	£216,423	-	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	£60.25	£11.37	£13.63	£63,924.68	£767,096.13		

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

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