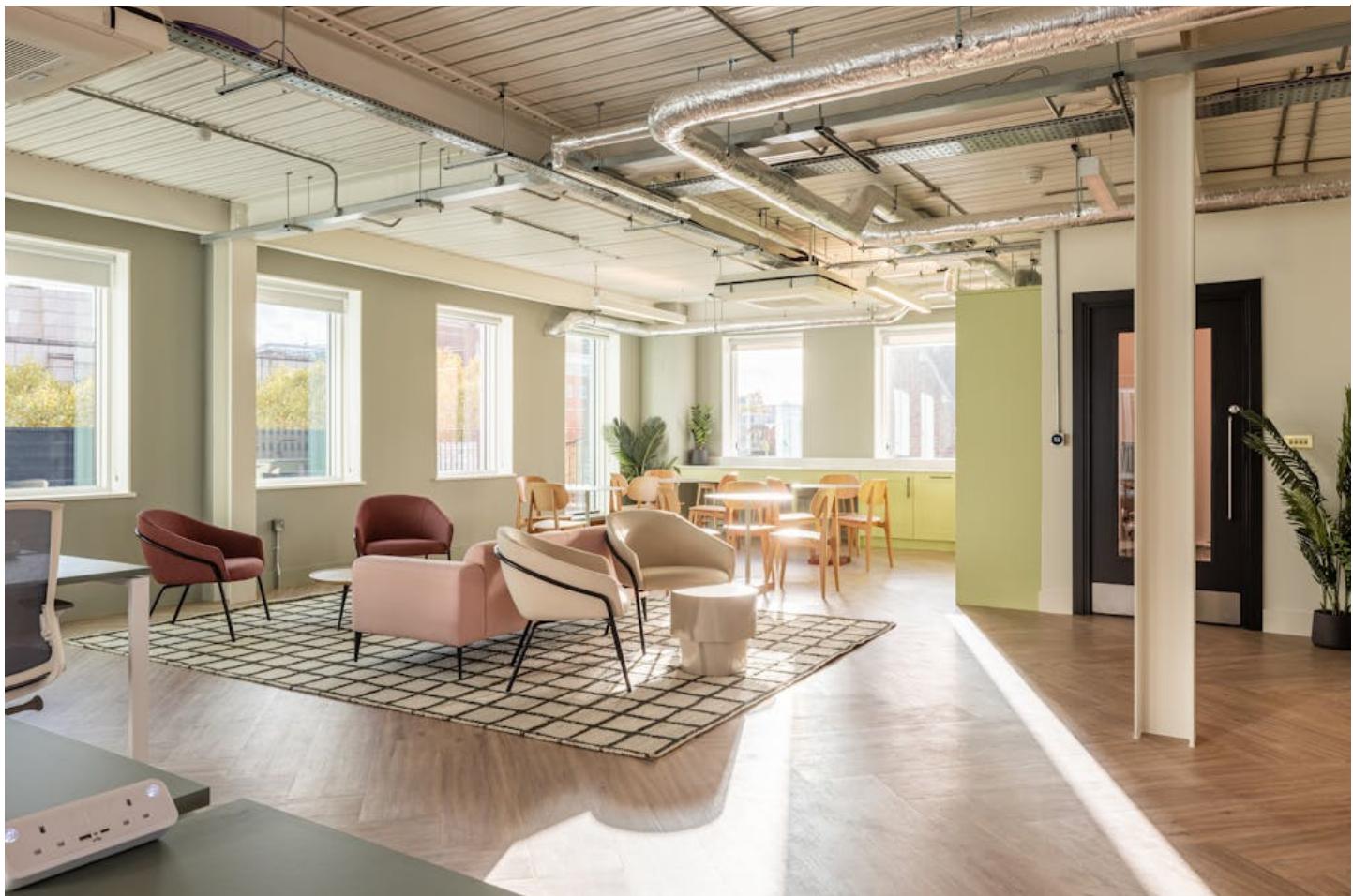


ELLIS BROWN

OFFICE TO LET

Fully fitted, media style offices in prime Farringdon location in former Record depository benefitting from private roof terrace.

**The Record Hall, 16-16A Baldwins Gardens,
EC1N 7RJ
3,317 sq ft**



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EC1N 7RJ
3,317 sq ft**

Description

The Record Hall is a former record depositary, which now offers state of the art office space in a prominent location. The available floors have been comprehensively refurbished and fully fitted to provide media style accommodation that benefit from a private terrace as well as a communal terrace for the building. The ground floor reception has an on-site cafe and bookable meeting rooms, as well as cycle storage and showers.

Location

The Record Hall is ideally located just off London's famous Leather Lane, home to a daily street-food market. In addition, there is an abundance of local bars, restaurants and cafes in the world-renowned Hatton Garden area. Chancery Lane and Farringdon stations are just minutes away.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th - South (Terrace)	3,014	280.01	£85	£25	£10.85	£30,353.49	£364,241.90	Let
4th - North	3,317	308.16	£77	£25	£10.85	£31,193.62	£374,323.45	Available
Total	6,331	588.17	£81	£25	£10.85	£61,547.11	£738,565.35	

Features

- Roof terrace
- Fully fitted and furnished
- Staffed reception
- Bicycle storage and showers
- On site cafe
- Bookable meeting rooms

EPC

On application

Terms

On application

VAT

On application

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