Commercial Office Space
4,129 sq. ft. / 383.6 sq. m.
Plug & play office accommodation in the heart of Farringdon – only £32.50 psf

TO LET

5-9 Hatton Wall, Farringdon, London EC1N 8HX



LOCATION

Farringdon is one of the most convenient and well-connected business locations in London. Nearby, you'll find a variety of cafes, restaurants, and shops, as well as some green spaces such as Clerkenwell Green and Leather Lane market, which are popular for lunchtime breaks. The street has a distinctive mix of old and new, giving it a dynamic, creative atmosphere while retaining some of its traditional London character. The area is bustling with a mix of creative businesses, showrooms, and professional offices.

TRANSPORT

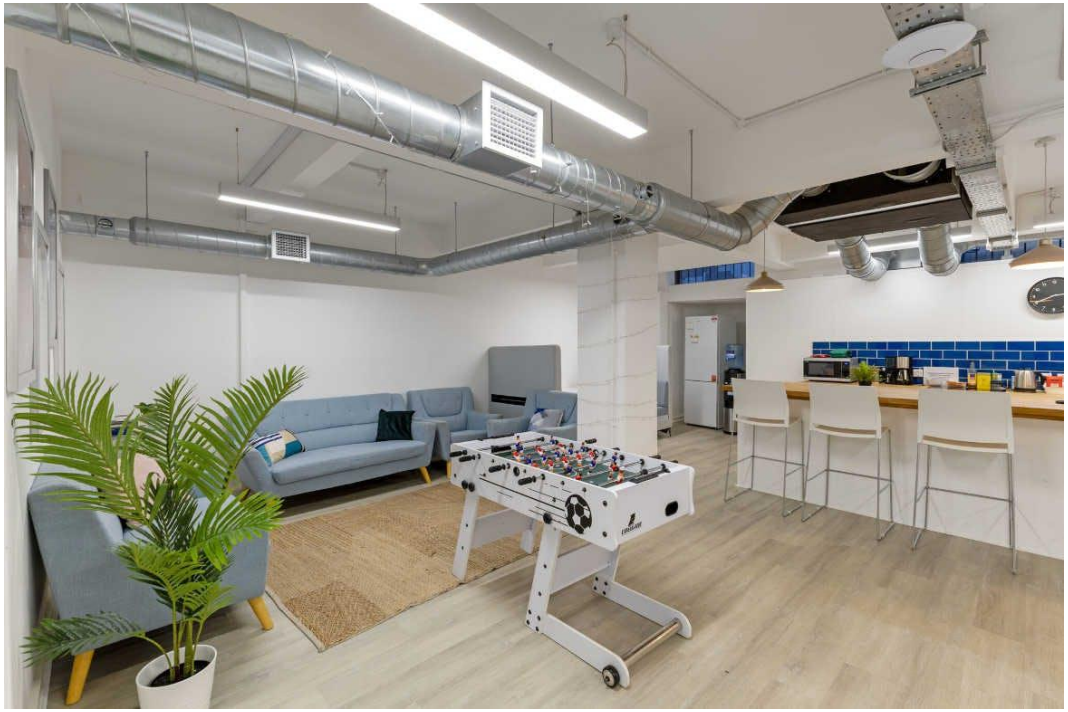
Farringdon (Circle, Elizabeth, Metropolitan, Hammersmith & City lines and National Rail)
Chancery Lane Station (Central line)
Various bus routes

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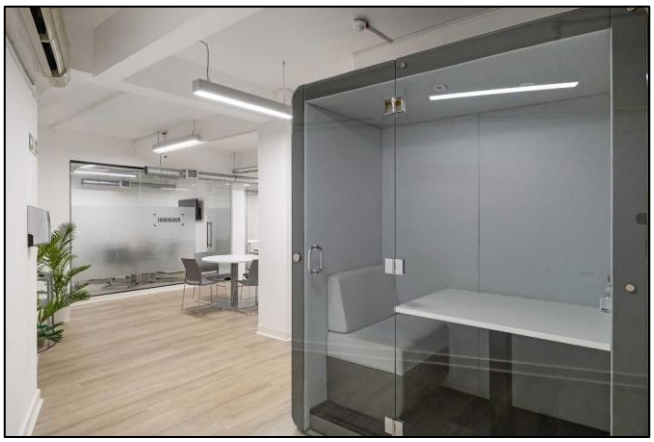












DESCRIPTION

This office spans both the Ground and Lower Ground Floors. The Ground Floor offers ample desking space, along with a large, sectioned-off boardroom/breakout area. The boardroom can be opened to extend the desking area. With generous natural light and street frontage, it is ideal for a showroom tenant.

The Lower Ground Floor includes a spacious kitchen and breakout area, suitable for flexible use, such as an all-hands space. It also features meeting rooms, a phone booth, natural light, storage areas, and a dedicated podcast room.

HIGHLIGHTS

- Plug & play
- High ceilings
- Exposed services
- Meeting rooms
- boardroom
- Phone booths
- Podcast room
- High specification kitchen
- Breakout area
- Bicycle storage & showers

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	2,367	219.9
L. Ground	1,762	163.7
Total	**4,129**	**383.6**

LEASE

Available by way of an assignment or flexible sublease until March 2028.

A new lease is also available direct with the landlord.

RENT

Per Annum	Per Sq. Ft.
£134,192.50	£32.50

SERVICE CHARGE

Per Annum	Per Sq. Ft.
£24,774.00	£6.00

BUSINESS RATES

Rates payable for 2025/26 are approximately:

Per Annum	Per Sq. Ft.
£59,498.89	£14.41

This should be verified by interested parties with The London Borough of Camden.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£218,465.39	£18,205.45

VAT

The property is elected for VAT.

PLEASE CONTACT

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