

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

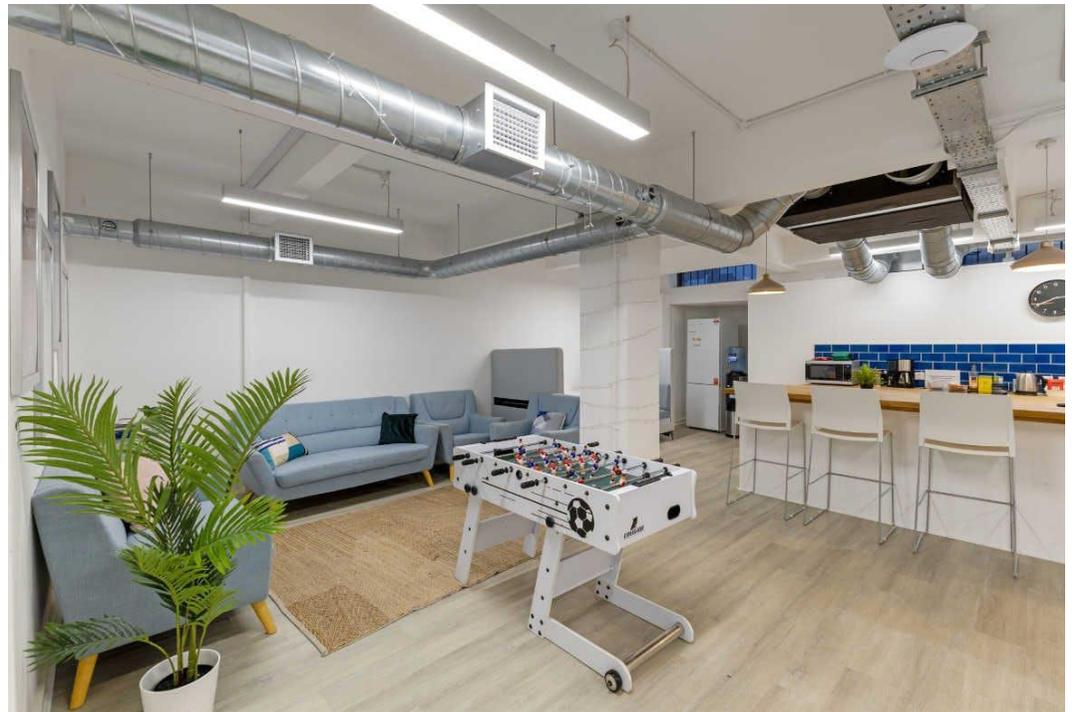
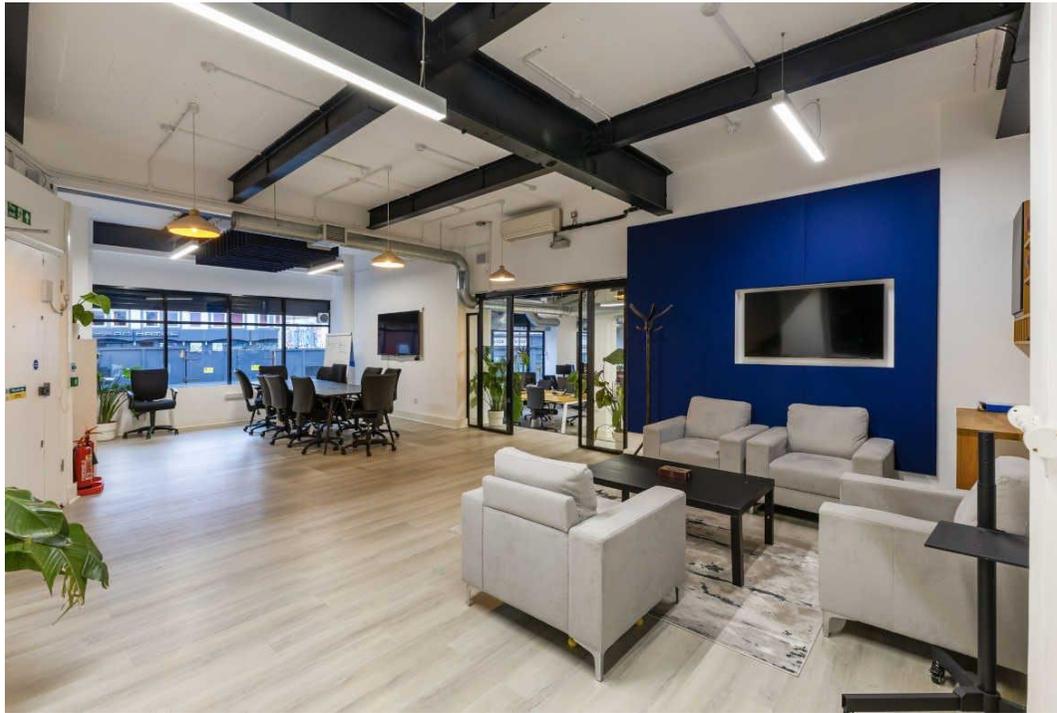
Farringdon is one of the most convenient and well-connected business locations in London. Nearby, you'll find a variety of cafes, restaurants, and shops, as well as some green spaces such as Clerkenwell Green and Leather Lane market, which are popular for lunchtime breaks. The street has a distinctive 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.

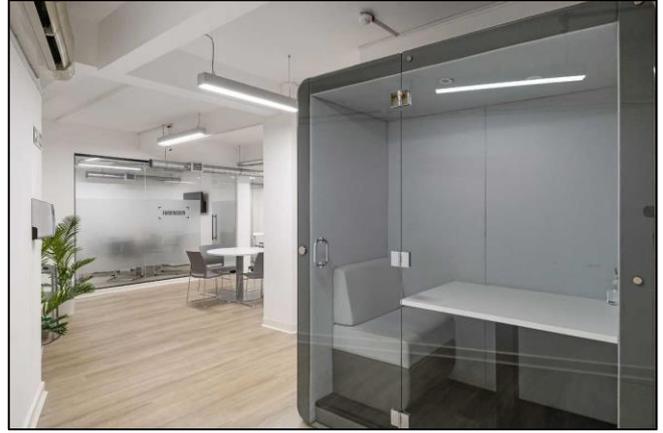
TRANSPORT

Farringdon (Circle, Elizabeth, Metropolitan, Hammersmith & City lines and National Rail)

Chancery Lane Station (Central line)

Various bus routes





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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