ELLIS BROWN

OFFICE TO LET

3 Herbal Hill, EC1R 5EJ
1,814 sq ft

Design led office space benefitting from a brand new remodelled reception and bespoke fit-outs available across varying floorplates.







Ellis Brown
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Description

Three Herbal Hill offers 2,367 - 6,673 sq. ft. of contemporary office space arranged over 2 floors. The building features a fully remodelled staffed reception with a reimagined external façade, seamlessly blending modern architecture with innovative design. The space is being delivered to a high quality CAT B finish including brand new M&E, perforated raft ceilings and fully accessible raised floors.

Location

Herbal Hill sits within a bustling location in the heart of Farringdon. Home to an array of trend setting restaurants, vibrant bars and green open spaces. The building is located just off Clerkenwell Road, moments from Farringdon Station. The area has become a hub for tech, social media and creative occupiers and is well served by a number of amenities and excellent transport connections.

Accommodation

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
4th	4,306	£67.50	£18.13	£13.27	£35,488.62	£425,863.40	CAT A+	Let
2nd - East	1,814	£62.50	£17	£13.27	£14,023.73	£168,284.78	CAT A+	Available
Total	**6,120**	**£65**	**£17.57**	**£13.27**	**£49,512.35**	**£594,148.18**		

Features

New engineered timber flooring through reception, common parts and offices

Bicycle storage and shower facilities

Staffed reception

Backbone fibre available on all floors

Newly installed VRF HVAC system

DDA compliant

New LED lighting

Passenger lift

EPC

On application

Terms

On application

VAT

Applicable

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