



Location

Saffron Hill runs south of Clerkenwell Road and parallel to Farringdon Road and Hatton Garden. The area is characterized by a thriving community of bars, restaurants and cafes, including the famous Leather Lane street food market. The building is situated moments from Farringdon Station, and with the arrival of the Elizabeth Line at Farringdon (Crossrail) is fantastically connected to both West End and City.

Transport

Farringdon Station (3 mins)
Chancery Lane Station (7 mins)
Barbican Station (12 mins)

Description

Arranged over the top two floors of this original converted warehouse, the architecturally designed office has been recently refurbished to provide bright and flexible media style accommodation. Connected by a striking internal staircase, the space benefits from wooden floors, original steel beams, exposed air conditioning and two terraces.

The space can be offered fully or partially fitted.

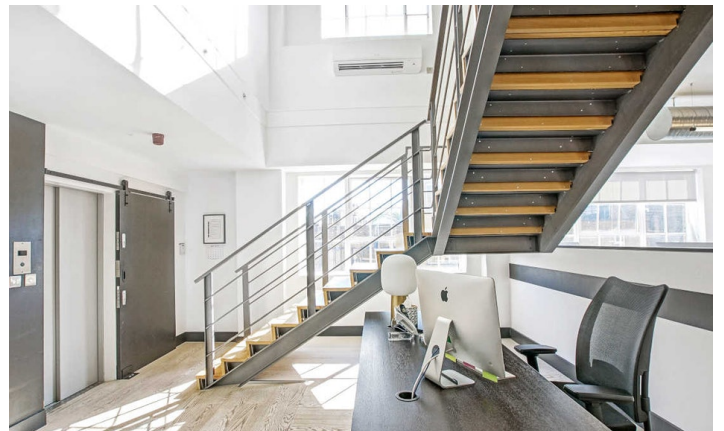
Ellis Brown
55 St. John Street
London
EC1M 4AN

T. 020 3745 0060
reception@ellisbrowncommercial.com

Property Misdescriptions act 1991 / Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 22/03/2021

OFFICE TO LET

32-38 Saffron Hill, EC1N 8FH / 5,062 sq ft



Features

Warehouse style office space with original features

Exposed services

Fully accessible raised floors

Wooden flooring

2 x terraces

Excellent natural daylight

Newly refurbished common parts

Bike storage and demised shower facilities

Floor Space

4th 2,862 sq ft / 265.89 sq m

5th 2,200 sq ft / 204.39 sq m

Total 5,062 sq ft / 470.28 sq m

Service Charge

£4.79 per sq ft

Business Rates

£15 per sq ft
estimated

Terms

Sub-lease available to April 2023. A new lease may be available by separate negotiation.

Rent

£58.81 per sq ft

Contact

Lucy Cooper

07922 584 901

lcooper@ellisbrowncommercial.com

Chris Antoniou

07789 888 971

cantoniu@ellisbrowncommercial.com