

OFFICES TO LET

Fully fitted and furnished office space with a private terrace on the top floor, moments from Exmouth Market.

3-4 Hardwick Street, EC1R 4RB
2,009 - 4,604 sq ft



Ellis Brown
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Description

3-4 Hardwick Street is a former warehouse building that has been converted into first class office accommodation. All floors are offered fully fitted and furnished, retaining many of the buildings original features such as exposed steel columns and beams. The ground floor office benefits from a polished concrete floor and offers a self-contained option. The upper floors have refurbished and varnished wooden floors.

Location

The building is ideally located moments from Exmouth market which boasts an array of cafes, bars and restaurants that local occupiers can enjoy. Angel and Farringdon Stations offering good transport accessibility which are a short walk away.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
Ground	2,060	191.38	£52.50	£19.35	£11.87	£14,371.93	£172,463.20	CAT A+	Under Offer
3rd	2,595	241.08	-	On Application	On Application	-	-	-	Coming Soon
4th	2,009	186.64	£69.50	£9.25	£11.87	£15,171.30	£182,055.58	CAT A+	Available
Total	6,664	619.10	£61	£14.30	£11.87	£29,543.23	£354,518.78		

Features

- 4th floor private terrace
- Self-contained Ground floor
- Air conditioning
- Fully fitted
- Meeting rooms
- Excellent natural light
- Generous floor to ceiling height
- DDA compliant

EPC

On application

Terms

On application

VAT

On application

Contact

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