

4 SNOW HILL

EC1A 2DJ



Key Highlights

- 1,453 sq ft
- Air conditioning and LED lighting
- 24 Desks
- Passenger Lift
- Newly refurbished office space
- Moments from City Thameslink & Farringdon Station
- Private terrace
- End of trip facilities

Description

4 Snow Hill is an attractive period office building that has been comprehensively refurbished to provide high-quality, fully fitted office accommodation. The building combines contemporary specification with retained character features, offering air conditioning, LED lighting, fibre connectivity, passenger lift access, 24/7 occupation, and cycle and shower facilities. The available accommodation benefits from a highly efficient layout incorporating open-plan workspace, meeting rooms, breakout areas and a private terrace, providing occupiers with a turnkey office solution in a characterful City building.

Location

The property occupies a prominent corner position at the junction of Snow Hill and Farringdon Street in the heart of EC1. The building is within a short walk of both Farringdon and City Thameslink stations, providing excellent connectivity across London via the Elizabeth, Thameslink, Circle, Hammersmith & City and Metropolitan lines. The surrounding area offers a wide range of amenities, including restaurants, cafés, gyms and retail facilities, with St Paul's, Smithfield and the wider City core all within easy walking distance, making it a highly desirable office location.

Accommodation

The accommodation comprises the following areas:

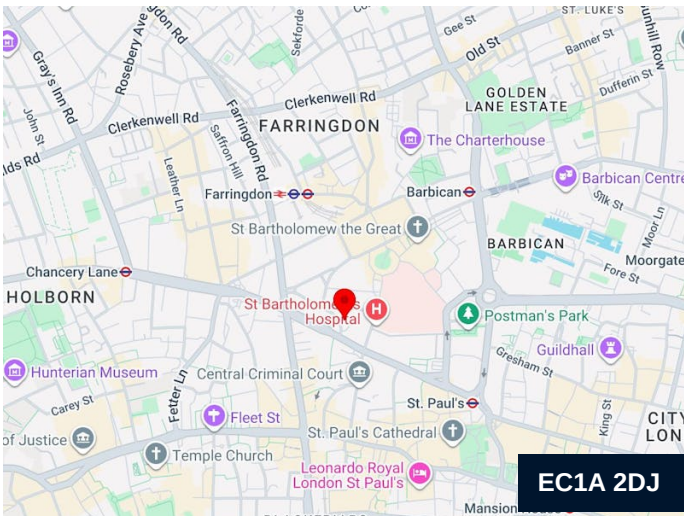
Name	sq ft	sq m	Availability
3rd	1,453	134.99	Available
Total	1,453	134.99	

Specification

Available view a new lease directly from the landlord.

Financials are as follows:

Quoting Rent: £68.50 psf
Rates: £14.09 psf
SC: £13.93 psf



Contact

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