



TO LET

**3-11 Eyre Street Hill,
London, EC1R 5ET**

2,206 sq ft

**Self Contained Lower
Ground Floor Office in
Farringdon**



VIDEO TOUR

stirlingackroyd.com



Description

The Lower Ground office is set across 2,206 sq ft, with an abundance of natural light with Critall style windows. Providing an industrial feel with steel beams, alongside a kitchenette area perfect for team breakouts to boost morale. Another advantage of the space includes modern designed meeting rooms with natural light, perfect to hold both client and internal team meetings.

Located nearby are a wide range of cafes, restaurants and pubs which have proven popular amongst local professionals and residents. This space is offered with cycle storage alongside air conditioning throughout ensuring the industrial charm is not compromised with practicality.

Key points

- Self Contained Lower Ground Floor Office
- Excellent Connectivity
- Cycle Storage
- Fitted Kitchen, Air Conditioning, Three WC's & Meeting Rooms



Location

Located in Clerkenwell set within the London Borough of Islington, the area is known for its blend of historic character and modern city life. With a wide range of amenities nearby which are popular with local professionals, alongside green spaces such as Spa Fields and cultural attractions Sadler's Wells Theatre to add to the areas appeal.

Transport links are excellent with Farringdon station under a ten minute walk away, which provides access to the Elizabeth line, Thameslink, and London Underground services, making it easy to travel across London and beyond. Chancery Lane station is also within walking distance, offering Central line connections.

Transport Links



Chancery Lane 0.3 Miles



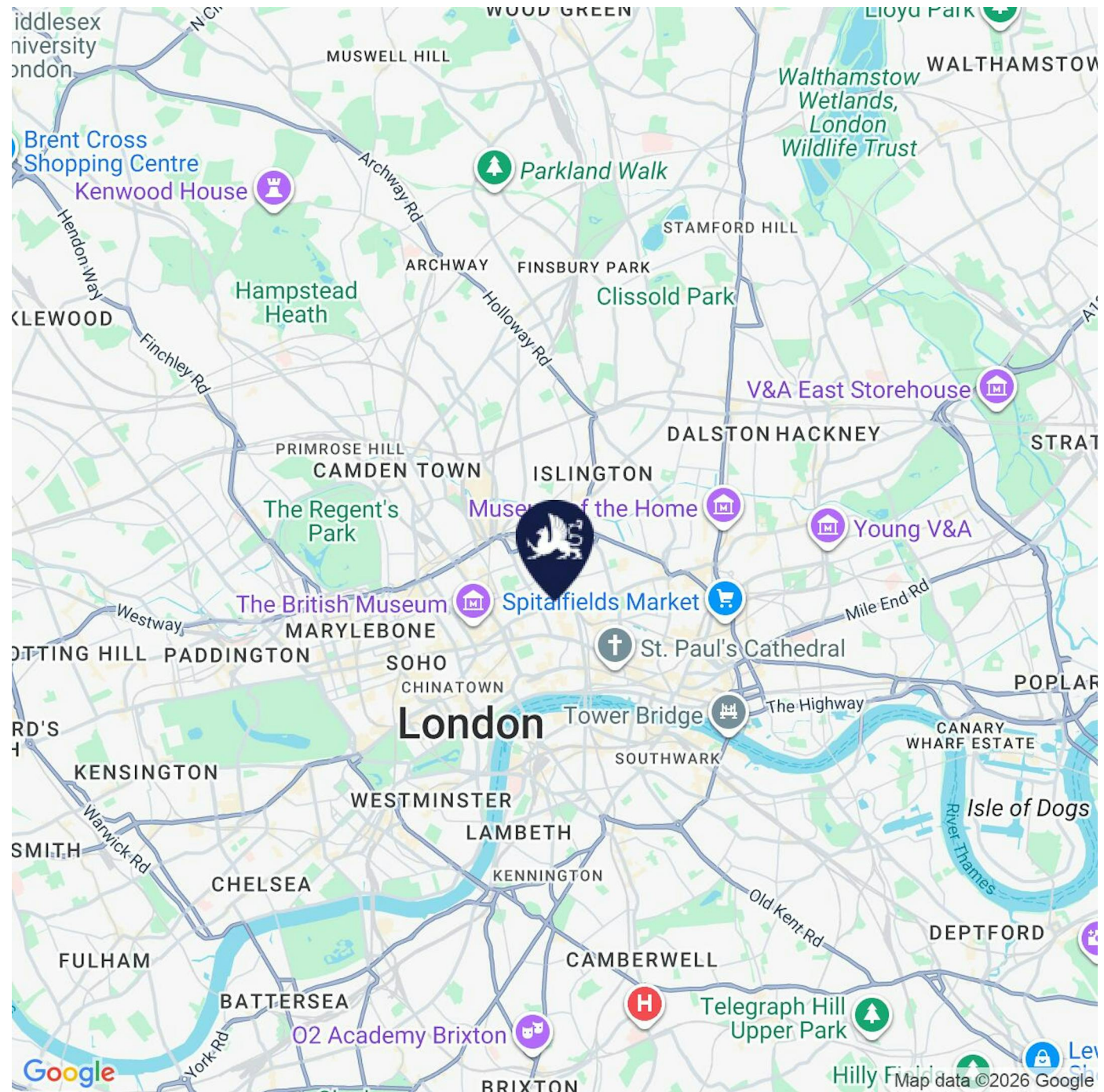
Farringdon 0.3 Miles



Holborn 0.5 Miles



Barbican 0.6 Miles

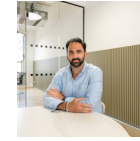




Rents, Rates & Charges

Lease	New Lease
Rent	£32.50 per sq ft
Rates	£45,045 per annum
Service Charge	£5275 per quarter
VAT	Applicable
EPC	D (92)

Viewing & Further Information



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