



TO LET

2,254 SQ FT
(209.40 SQ M)

£49.50 PER SQ FT

****New Instruction****

Stunning self contained loft
style office to let in
converted EC1 warehouse
2,254 sq ft

- Converted warehouse
- Timber look floor
- Exposed structural beams
- Kitchen
- Own WC's & Shower
- Comfort cooled
- Private terrace
- End of trip facilities

Summary

Available Size	2,254 sq ft
Rent	£49.50 per sq ft
Rates Payable	£20.39 per sq ft
Rateable Value	£95,750
Service Charge	£5 per sq ft Estimated
VAT	Not applicable. Building not VAT elected
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

Description

The available suite is on the 1st floor of this converted warehouse building. The self contained floor is currently arranged to provide predominantly open plan work area with separate kitchen own wc's and shower. The unit also benefits from an outside terrace area. Of potential interest to financial institutions and charities as the building is not VAT elected.

Location

The property is located on the south side of Hatton Wall, between Hatton Garden and Saffron Hill.

Accommodation

The accommodation comprises of the following floors:

Name	sq ft	sq m	Availability
1st	2,254	209.40	Let
Total	2,254	209.40	

Specification

- Whitewashed brickwork
- Timber floor
- Exposed structural beams
- Kitchen
- Own WC's & shower
- Perimeter trunking
- Comfort cooling
- Gas C/H
- Passenger lift
- Kitchenette
- Excellent natural light
- Common areas recently refurbished
- Building not VAT elected

Viewings

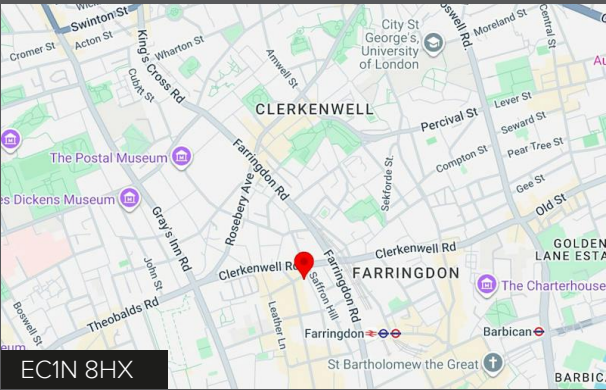
Strictly by prior appointment through sole agents.

Terms

A new flexible lease is available for a term by arrangement.

Video

- Video Tour - https://pinkplan.fra1.digitaloceanspaces.com/live/3_20517.mp4?response-content-disposition=attachment%3Bfilename%3D%223_20517.mp4%22&X-Amz-Content-Sha256=UNSIGNED-PAYLOAD&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-



Viewing & Further Information



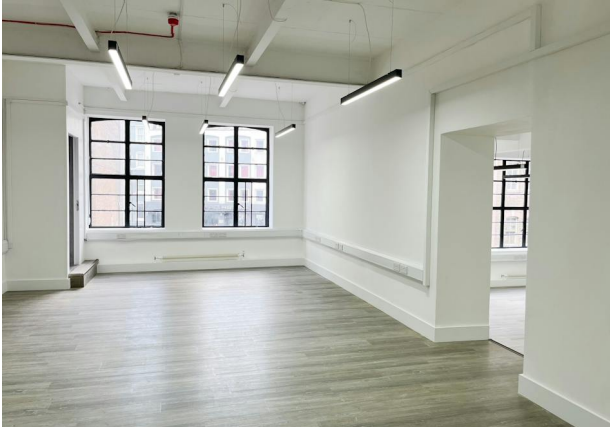
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0 1m 2m 3m 4m 5m

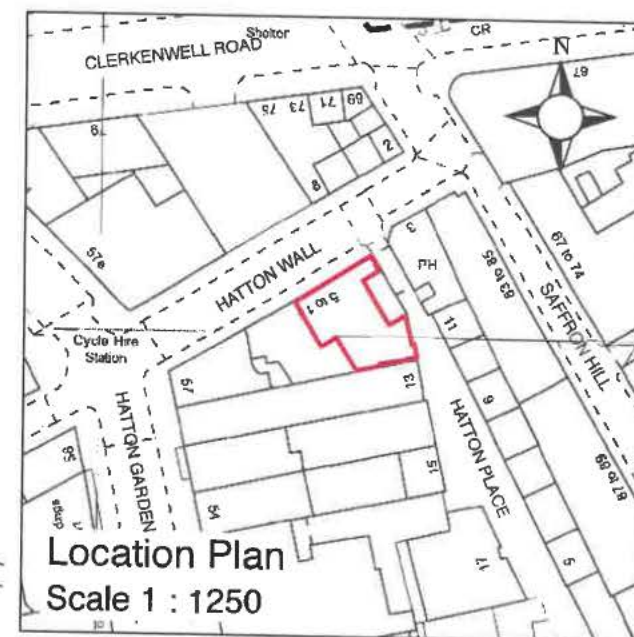
SCALE BAR AT 1:100



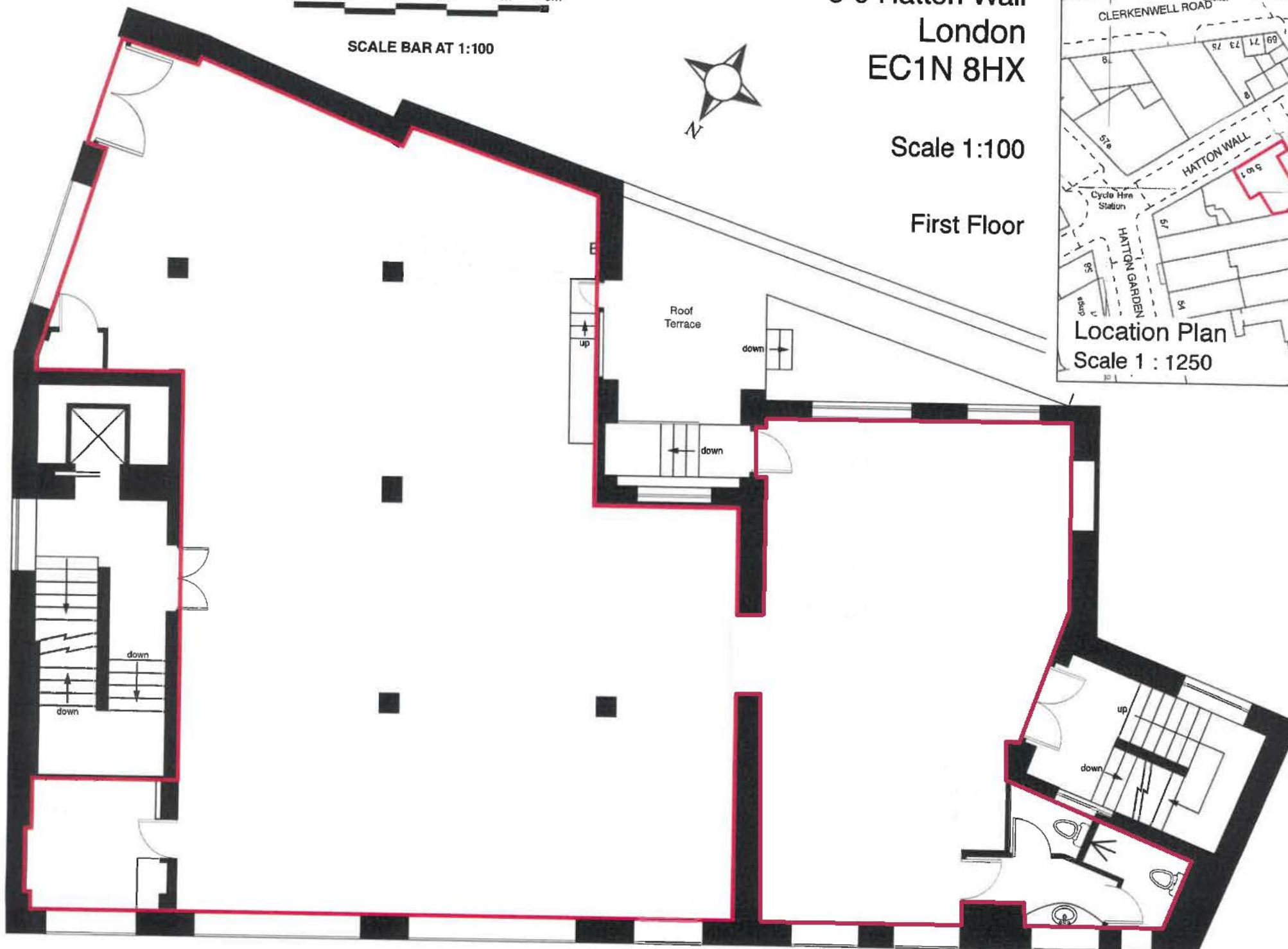
5-9 Hatton Wall
London
EC1N 8HX

Scale 1:100

First Floor



Location Plan
Scale 1 : 1250



PAVEMENT OF HATTON WALL

NOTES	
Magnolia Square Limited 57 Rathbone Place London W1T 1JU 020 7479 4855	
PRINT AT A4	
PROJECT 5-9 & 11-13 Hatton Wall London EC1N 8HX	
MEASURED SURVEY	
DRAWING TITLE LEASEPLAN	
SCALE 1:100	DATE Nov 2016
DRAWING NUMBER 1	11752