

# iNGLEBY TRICE.

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**19-21 Hatton Garden,  
London, EC1**

## Ex serviced office fit-out in situ on Hatton Garden - excellent value opportunity for a serviced operator

### Details

19-21 Hatton Garden offers a variety of fully fitted units available on an all inclusive or fully managed basis. The building benefits from communal meeting rooms and an impressive listed entrance.

4th – 30 desks & 2 meeting rooms

301 – 18 desks

302 – 8 desks

303 – 4 desks

304 – 8 desks & 1 exec office / private meeting room







2nd – 32 desks & 3 meeting rooms

1st – Cellular layout

Mezzanine – 16 desks & 1 meeting room

Hatton Garden is a highly sought after location. The building is a 4 minute walk from Farringdon Station, which benefits from the Elizabeth, Metropolitan, Circle, and Hammersmith & City lines. It is also a three minute walk from Chancery Lane Station which benefits from the Central line.

### Specification

-  Fully fitted
-  Great natural light
-  Parquet flooring
-  Central EC1 location
-  3 minute walk to Farringdon Station
-  EPC B (35-47 depending on the floor)

## Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
Now	4th	1,675	<b>30 Desks</b> <b>2 Meeting rooms</b>	£9,472.00	£68.00	1 year	Under Offer
Now	3rd - 301	538	<b>18 Desks</b> <b>0 Meeting rooms</b>	£4,042.00	£90.00	1 year	Available
Now	3rd - 302	287	<b>8 Desks</b> <b>0 Meeting rooms</b>	£1,723.00	£72.00	1 year	Available
Now	3rd - 303	166	<b>4 Desks</b> <b>0 Meeting rooms</b>	£997.00	£72.00	1 year	Available



TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
Now	3rd - 304	344	<b>8 Desks</b> <b>1 Meeting rooms</b>	£2,152.00	£75.00	1 year	Available
Now	2nd	1,884	<b>32 Desks</b> <b>3 Meeting rooms</b>	£10,654.00	£68.00	1 year	Under Offer
Now	Mezz	1,080	<b>16 Desks</b> <b>1 Meeting rooms</b>	£6,107.00	£68.00	1 year	Available
Now	Upper Ground	2,532		£10,626.00	£50.00	1 year	Available
Now	Basement	4,379		£14,983.00	£41.00	1 year	Available

## Fully Managed Pricing Includes:

### CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

### ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT \*



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

**Subject to contract.**

**All prices and rents quoted are net of VAT.**

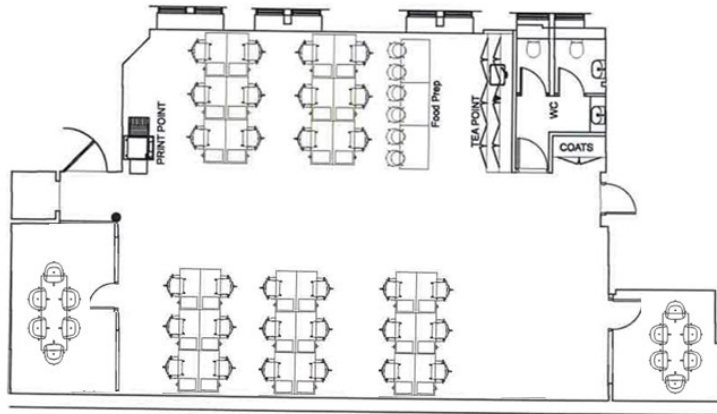
**Additional services available upon request**

**Non managed (conventional) costs available upon request**

**May 15, 2024**







4<sup>th</sup> Floor – 1,675 sq. ft.

### Floor Plan

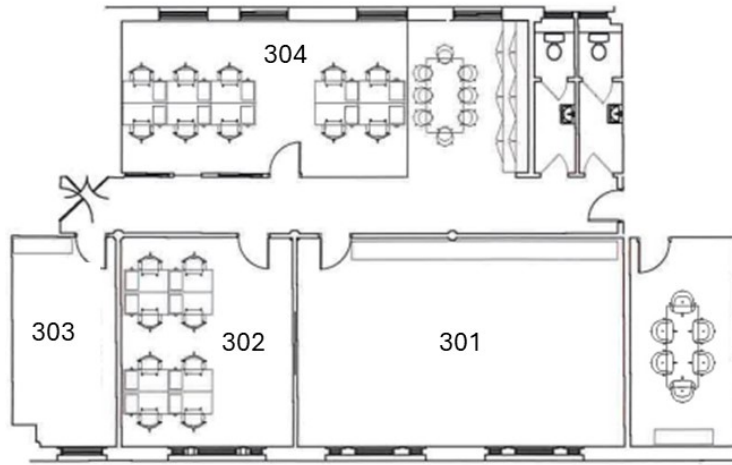
Floor: **4th Floor**

Size (NIA) : **1,675 Sq Ft**

Desks: **30**

Meeting Rooms: **2**

Floor plan not to scale.



**3<sup>rd</sup> Floor**

301 – 538 sq ft (18 desks)

302 – 287 sq ft (8 desks)

303 – 166 sq ft (4 desks)

304 – 344 sq ft (10 desks)



**Floor Plan**

Floor: **3rd - 301 Floor**

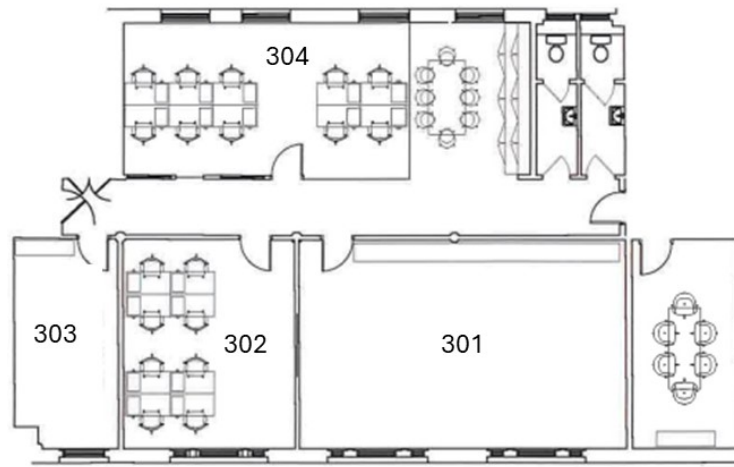
Size (NIA) : **538 Sq Ft**

Desks: **18**

Meeting Rooms: **0**

Floor plan not to scale.





**3<sup>rd</sup> Floor**

301 – 538 sq ft (18 desks)

302 – 287 sq ft (8 desks)

303 – 166 sq ft (4 desks)

304 – 344 sq ft (10 desks)



**Floor Plan**

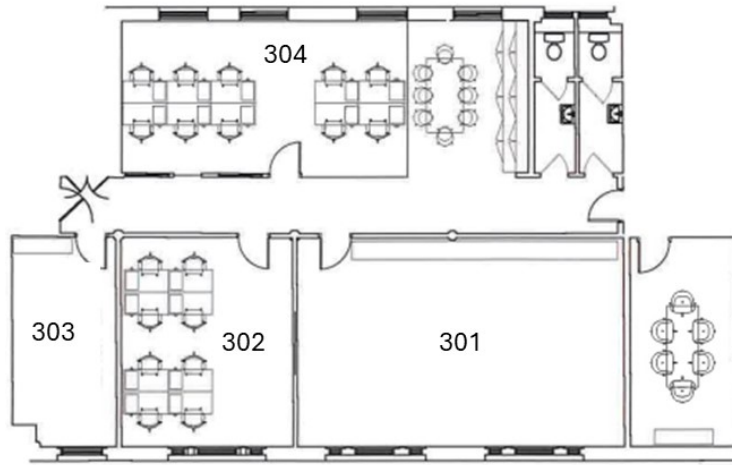
Floor: **3rd - 302 Floor**

Size (NIA) : **287 Sq Ft**

Desks: **8**

Meeting Rooms: **0**

Floor plan not to scale.



**3<sup>rd</sup> Floor**

301 – 538 sq ft (18 desks)

302 – 287 sq ft (8 desks)

303 – 166 sq ft (4 desks)

304 – 344 sq ft (10 desks)



**Floor Plan**

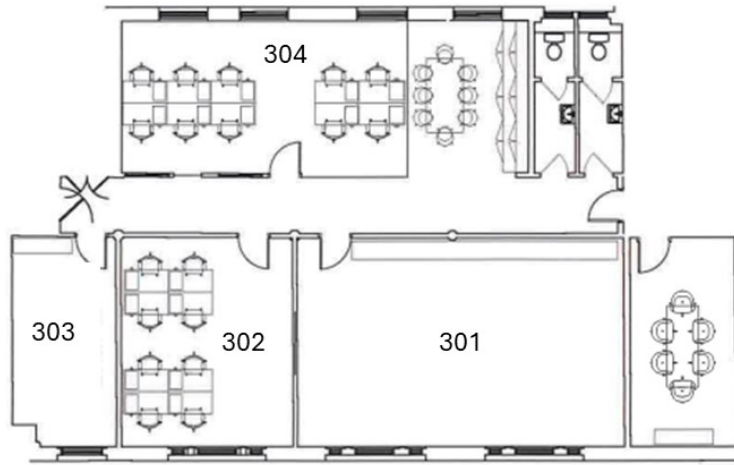
Floor: **3rd - 303 Floor**

Size (NIA) : **166 Sq Ft**

Desks: **4**

Meeting Rooms: **0**

Floor plan not to scale.



**3<sup>rd</sup> Floor**

301 – 538 sq ft (18 desks)

302 – 287 sq ft (8 desks)

303 – 166 sq ft (4 desks)

304 – 344 sq ft (10 desks)



**Floor Plan**

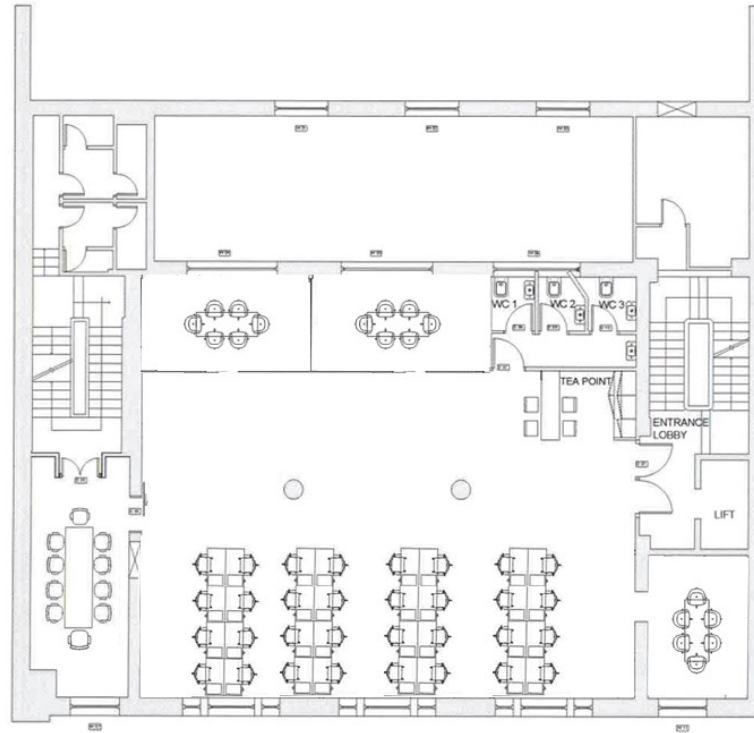
Floor: **3<sup>rd</sup> - 304 Floor**

Size (NIA) : **344 Sq Ft**

Desks: **8**

Meeting Rooms: **1**

Floor plan not to scale.



2<sup>nd</sup> Floor – 1,884 sq. ft.

### Floor Plan

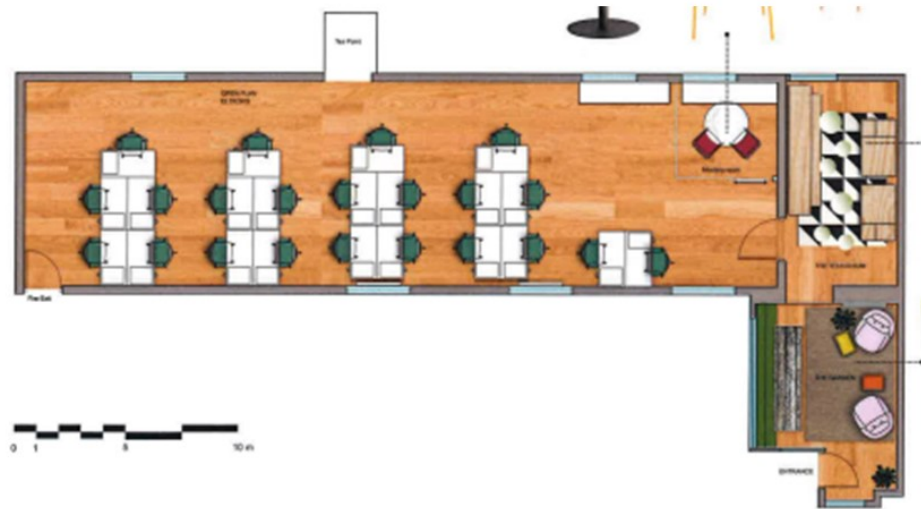
Floor: **2nd Floor**

Size (NIA) : **1,884 Sq Ft**

Desks: **32**

Meeting Rooms: **3**

Floor plan not to scale.



Mezzanine Floor – 1,080 sq. ft.

### Floor Plan

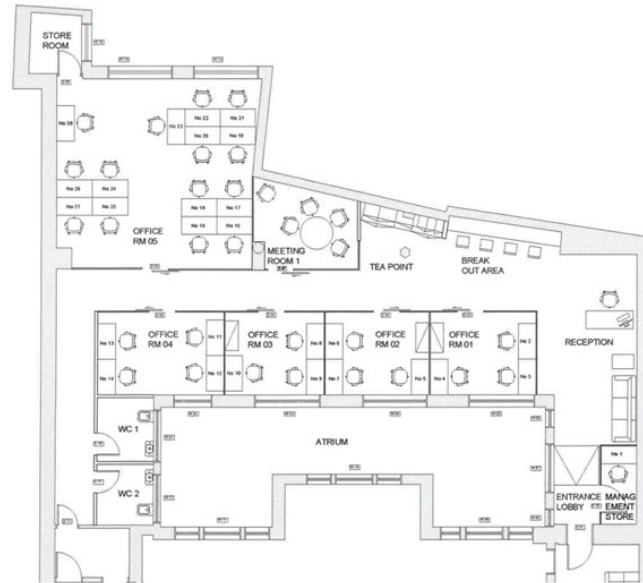
Floor: **Mezz Floor**

Size (NIA) : **1,080 Sq Ft**

Desks: **16**

Meeting Rooms: **1**

Floor plan not to scale.



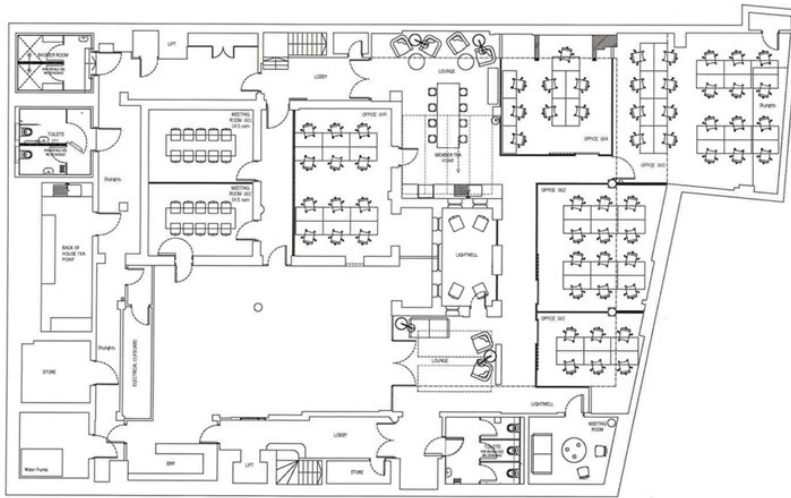
Ground Floor – 2,532 sq. ft.

### Floor Plan

Floor: **Upper Ground Floor**

Size (NIA) : **2,532 Sq Ft**

Floor plan not to scale.



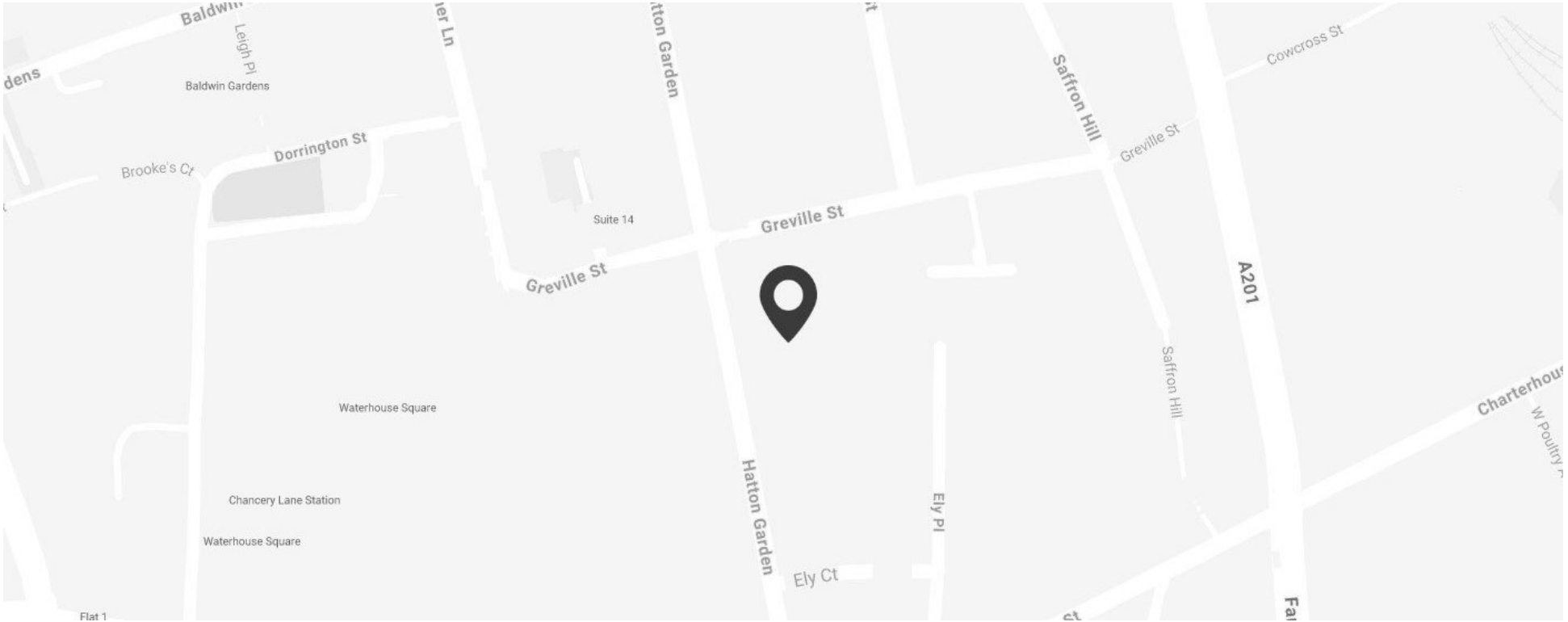
Lower Ground Floor – 4,379 sq. ft.

### Floor Plan

Floor: **Basement Floor**


Size (NIA) : **4,379 Sq Ft**

Floor plan not to scale.




**Leasing Agent Contact Information :**


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