



Offering high end refurbished CAT A+ offices in the heart of tech city

## **32-38 Saffron Hill**

EC1N 8FH

Office

# **TO LET**

**7,050 sq ft**

(654.97 sq m)

- CAT A +
- LED strip lighting
- Former warehouse
- Raised floors / Air conditioning
- Shared meeting rooms
- Lift access
- Demised WCs & Showers

## Summary

<b>Available Size</b>	7,050 sq ft
<b>Rent</b>	£39.50 per sq ft pax
<b>Rates Payable</b>	£18.45 per sq ft est pa
<b>Service Charge</b>	£4.31 per sq ft est pa
<b>EPC Rating</b>	D (76)

## Description

32- 38 Saffron Hill is an ex warehouse that offers the perfect blend of modern design, strategic location, and unmatched amenities. This EC1 workspace is tailored to meet the unique needs of a dynamic business.

The First floor is available and the Ground & Lower ground are available to let together, as a self contained unit.

## Location

The building is a two minute walk from Farringdon Station, which benefits from the Elizabeth, Metropolitan, Circle, and Hammersmith & City lines.

## Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
1st	3,469	£39.50	£18.35	£4.31	£17,969.42	£215,633.04	Under Offer
Ground - and Lower ground	7,050	£42.50	£15.66	£4.31	£36,701.13	£440,413.50	Available

## Viewings

Viewings by prior arrangement, through joint sole agents Ingleby Trice and Ellis Brown.

## Terms

A new lease direct from landlord is available for a term by arrangement.



## Viewing / further information

### Jonty Robinson

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### Francis Cundell

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### Malcolm Trice

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[m.trice@inglebytrice.co.uk](mailto:m.trice@inglebytrice.co.uk)

### Ellis Brown (Joint Agent)

#### Ingleby Trice

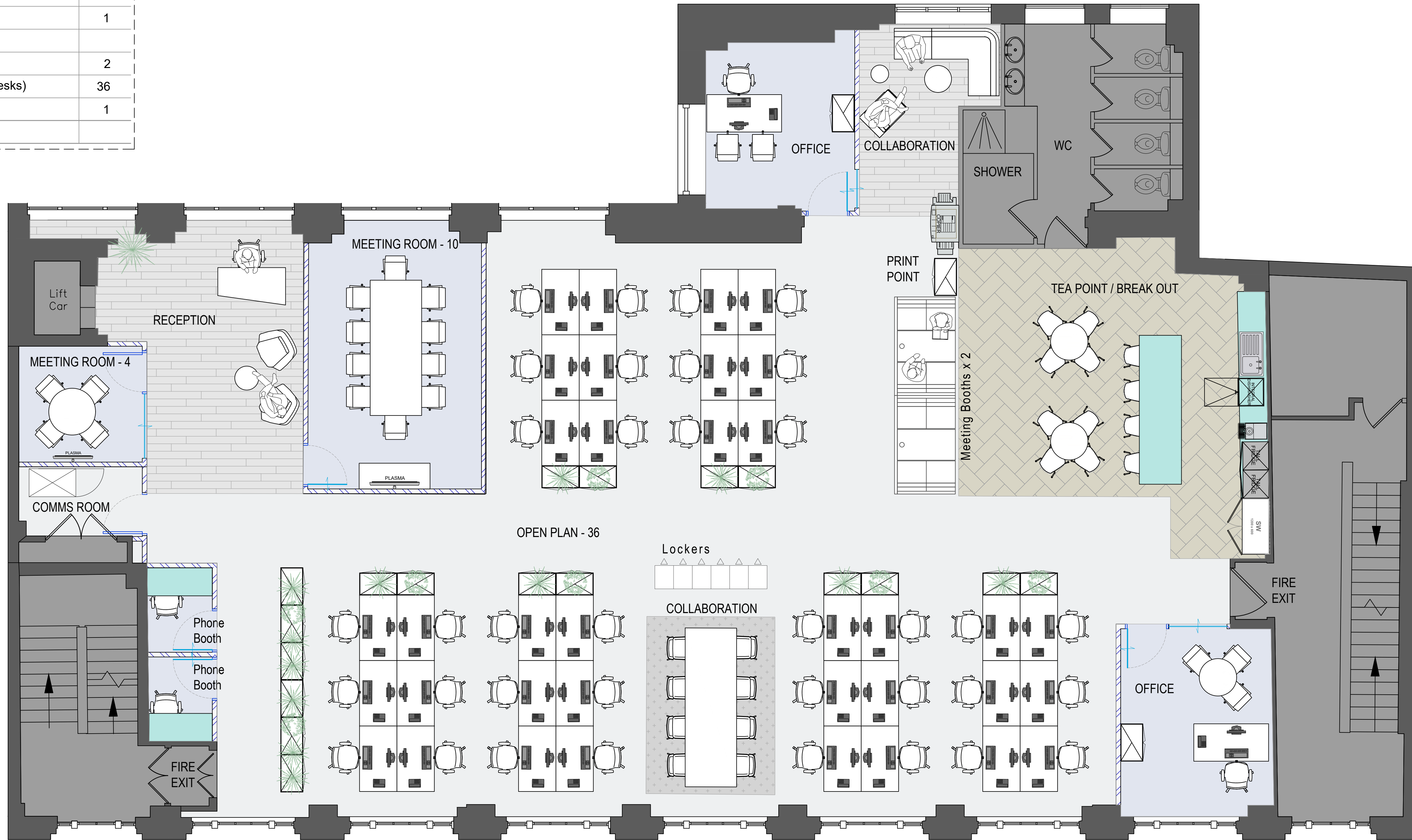
10 Foster Lane, London EC2V 6HR

[inglebytrice.co.uk](http://inglebytrice.co.uk)

+44 (0)20 7029 3610



ACCOMMODATION SCHEDULE	
AREA	QTY
RECEPTION	1
MEETING ROOM - 10	1
MEETING ROOM - 4	1
PHONE BOOTH	2
OPEN BOOTH - 4 Person	2
TEA POINT / SOCIAL SPACE	1
PRINT POINT	1
COMMS ROOM	1
OFFICE	2
OPEN PLAN (1400 x 800 desks)	36
COLLABORATION	1



OPTION 2

A	FIRST ISSUE	MD	MA	14.12.22
REV	DESCRIPTION	XX	XX	DD MM YR



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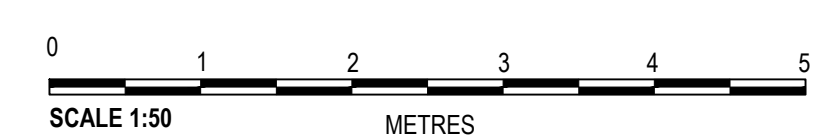
**FOR COMMENT**

CLIENT:  
-  
SITE ADDRESS:  
2ND FLOOR  
32-38 SAFFRON HILL  
LONDON EC1N 8FH

DRAWING TITLE:  
GENERAL ARRANGEMENT - OPTION 2

SCALE: 1:50@A1 DRAWN BY: MD DATE: 14.12.22

DRAWING No:  
**10XXP-IKO-02-01-GA-0101-A**



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