



## Comprehensively refurbished offices in Hatton Garden - moments away from Farringdon Station

### **16-18 Hatton Garden**

16-18 Hatton Garden, EC1N 8AT

Office

# TO LET

**1,700 sq ft**

(157.94 sq m)

- Three minute walk to Farringdon Station
- Shower facilities
- Air conditioning
- LED lighting
- Remodeled reception
- Fitted & unfitted offices available

Summary

Available Size	1,700 sq ft
Rent	£67.50 per sq ft
Rates Payable	£20.45 per sq ft est pa
Service Charge	£9 per sq ft est pa
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available offices have been comprehensively refurbished and offered in grade A CAT B fully fitted condition. The offices include break out spaces and a remodelled reception area.

Location

The building is a three minute walk from Farringdon Station, which offers a connection to the Elizabeth, Metropolitan, Circle, and Hammersmith & City lines. It is also a three minute walk from Chancery Lane Station which benefits from access to the Central line.

Accommodation

The accommodation comprises the following NIA(s):

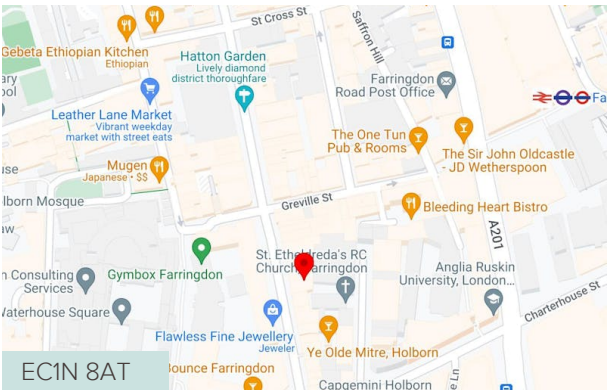
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
2nd	1,700	£67.50	£20.45	£9	£13,734.58	£164,815	CAT B
Total	1,700	£67.50	£20.45	£9	£13,734.58	£164,815	

Viewings

Viewings by prior arrangement, strictly through the joint sole letting agents Ingleby Trice and Monmouth Dean.

Terms

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



Viewing / further information

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