



Affordable fully fitted floors and 'serviced office style' units available to lease on flexible terms. 4 minutes from Farringdon Station

19-21 Hatton Garden

EC1N 8BA

Office

TO LET

14,156 sq ft

(1,315.14 sq m)

- All inclusive units with shared kitchen and meeting rooms available
- All floors fully fitted
- Communal meeting rooms throughout the building
- Great natural light
- Parquet flooring
- 3 minute walk to Farringdon Station
- Air conditioning

Summary

Available Size	14,156 sq ft
Rent	£25 - £65 per sq ft
Rates Payable	£18 per sq ft pa (2024/25)
Service Charge	£5.50 per sq ft pa est
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Rent (sq ft)	Availability
4th	1,675	155.61	£42.50	Available
3rd - 301	538	49.98	£65	Available
3rd - 302	287	26.66	£65	Available
3rd - 303	166	15.42	£65	Available
3rd - 304	344	31.96	£65	Available
2nd	1,884	175.03	£42.50	Available
1st	1,080	100.34	£35	Available
Mezzanine	1,080	100.34	£42.50	Available
Upper Ground	2,532	235.23	£25	Available
Lower Ground	4,379	406.82	£25	Available
Total	13,965	1,297.39	£47.25	

Description

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

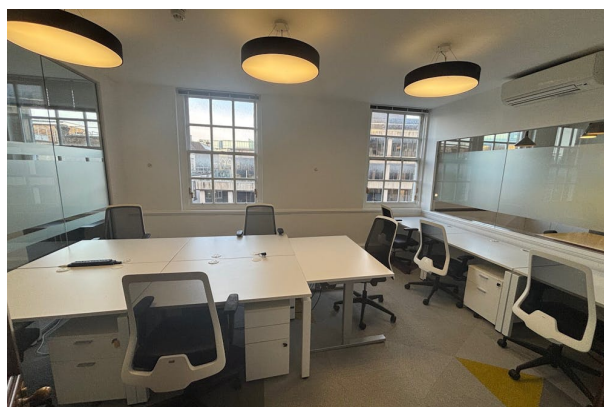
Mezzanine - 16 desks & 1 meeting room

Location

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.

Viewings

Viewings by prior arrangement through Ingleby Trice and our joint agents, Susskind.



Viewing / further information

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Jonty Robinson

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Jason Hanley (Monmouth Dean)

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Ingleby Trice

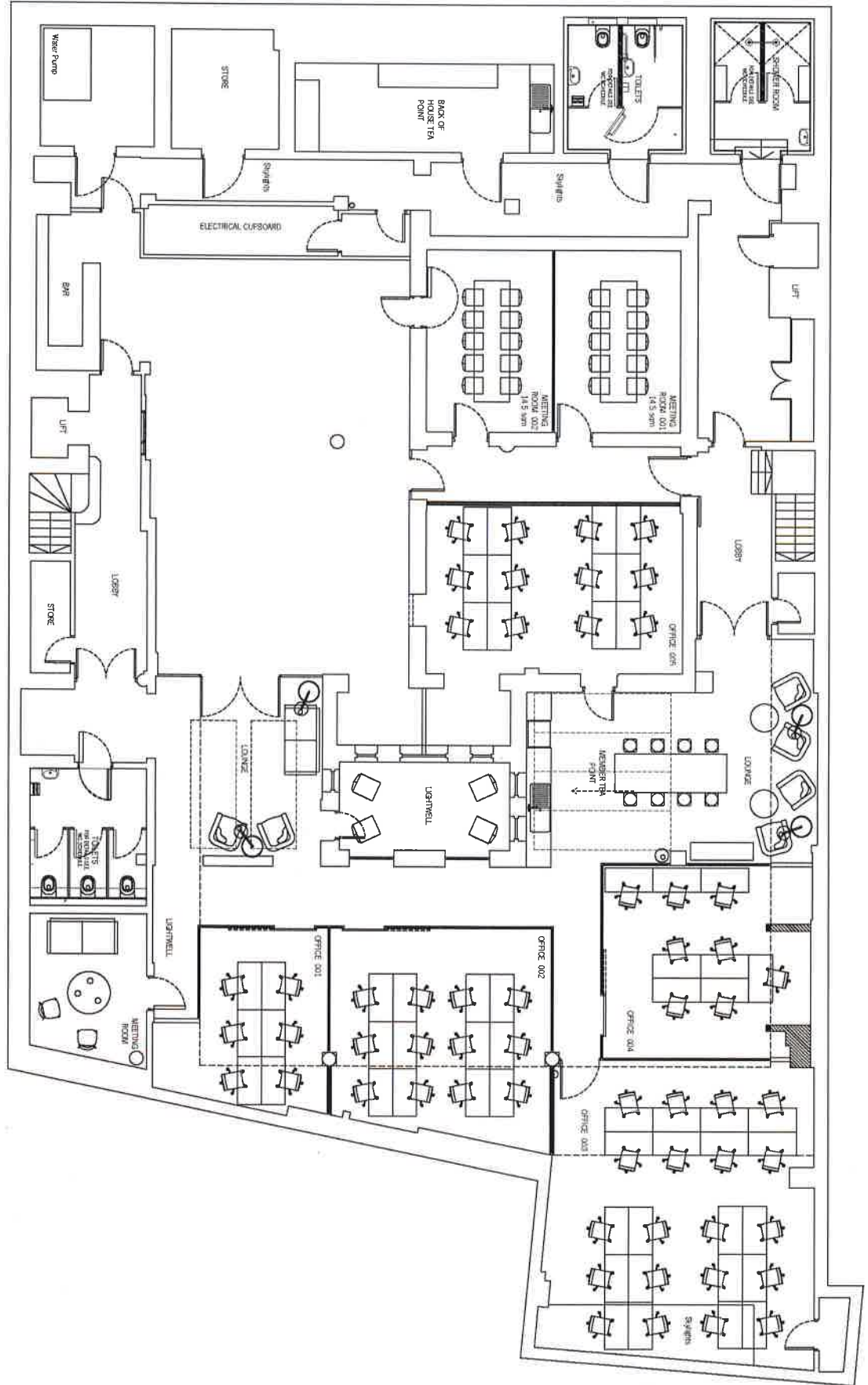
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OWNER
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Address: [Redacted]
City: [Redacted]
Country: [Redacted]

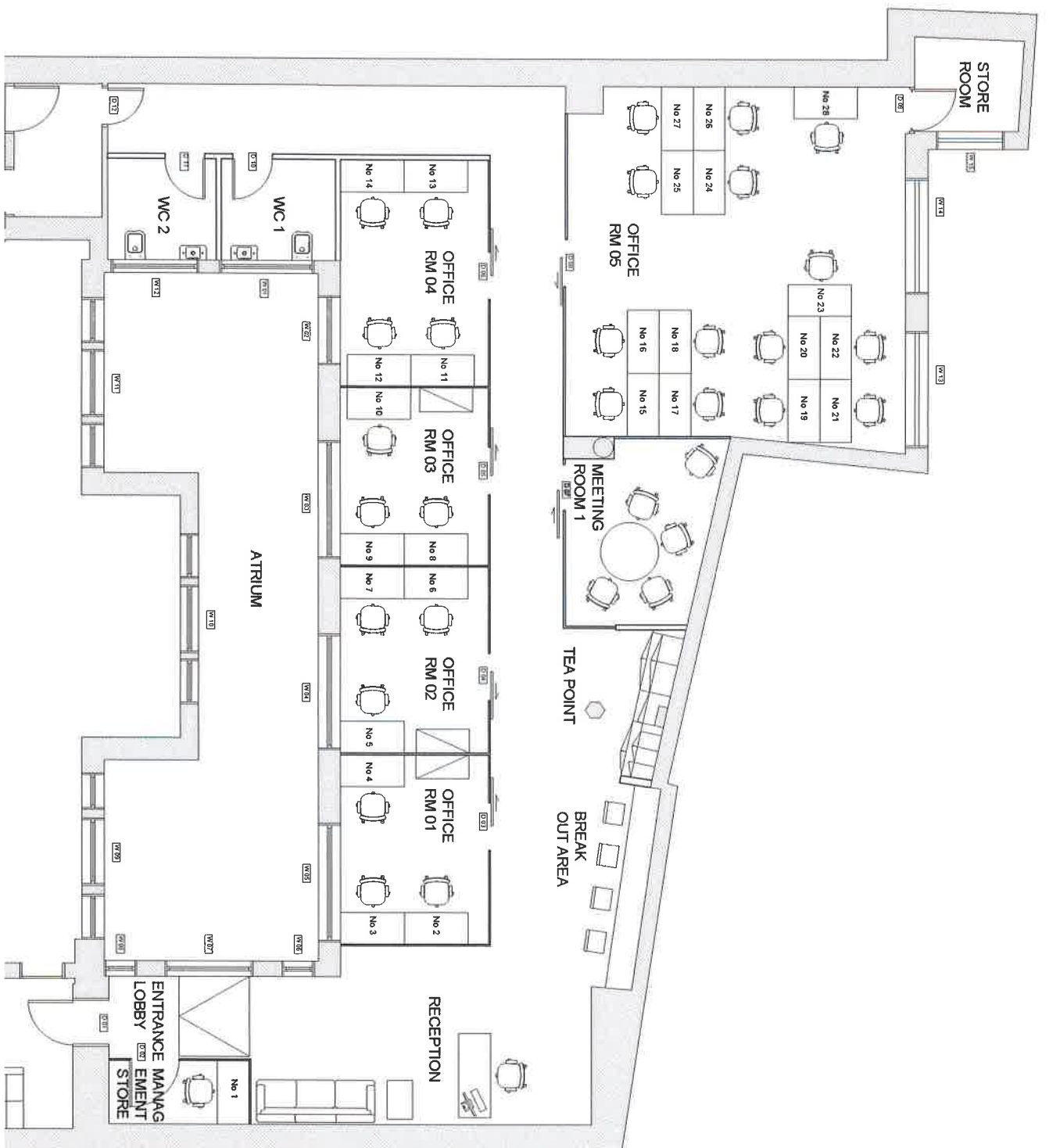
PROJECT
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Project Location: [Redacted]
Project Start: [Redacted]
Project End: [Redacted]

DESIGNER
Company: [Redacted]
Address: [Redacted]
City: [Redacted]
Country: [Redacted]

SCALE
Scale: [Redacted]

DATE
Date: [Redacted]

REVISIONS
Revision 1: [Redacted]
Revision 2: [Redacted]
Revision 3: [Redacted]
Revision 4: [Redacted]
Revision 5: [Redacted]



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KEY PLAN

REVISIONS

No.	Date	By	Description
1	11.02.13	KG	Finalisation plan issue
2	14.02.13	KG	WC Break out area added
3	02.04.13	KG	Updates after site visit
4	10.04.13	KG	Meeting updates (14/4/13)
5	16.04.13	KG	Meeting updates 15/04/13
6	08.05.13	KG	Lampare changes
7	13.05.13	KG	Meeting updates 10.05.13
8	31.05.13	KG	Office 5 desk, re-arrangement
9	18.06.13	KG	Drinking water
10	01.07.13	KG	Meeting room RM05 added
11	15.07.13	KG	Meeting room RM05 added
12	25.07.13	KG	Room No Update

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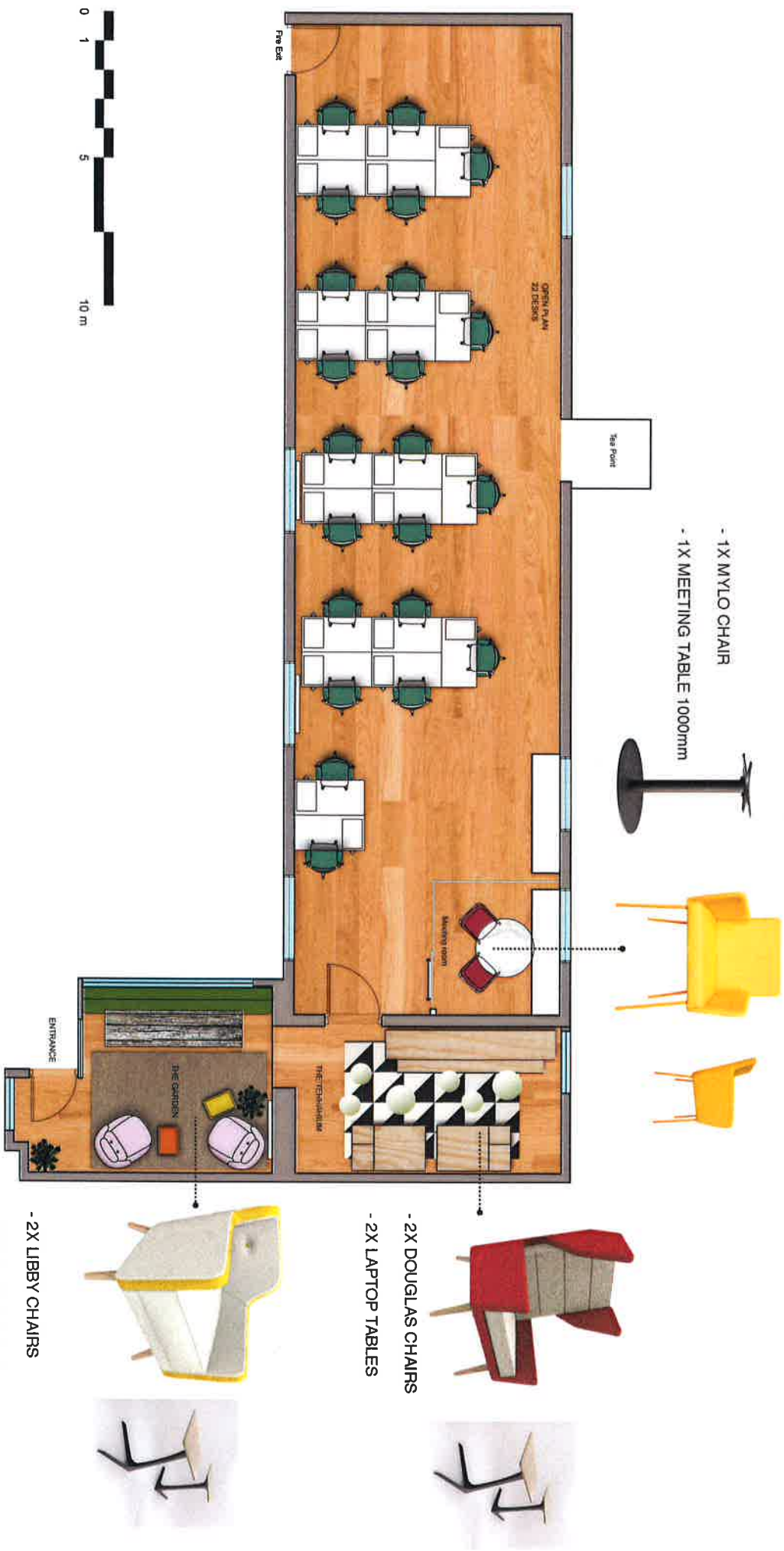
DRAWING TITLE
 GENERAL ARRANGEMENT PLAN
 GROUND FLOOR
PROJECT
 21 HATTON GARDEN

CLIENT
 HEADSPACE

Rev No	Date	Drawn	Checked	Approved
12	13.02.13	KG	KG	KG

Scale Drawing No
 1:75@A3 LX-1-129 (5) 200

PROPOSED FURNITURE



- 1X MYLO CHAIR

- 1X MEETING TABLE 1000mm



- 2X DOUGLAS CHAIRS
- 2X LAPTOP TABLES



- 2X LIBBY CHAIRS
- 2X LAPTOP TABLES



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REVISIONS

No.	Date	By	Description
10	26.07.13	K.G.	Room No./Update
9	16.07.13	K.G.	Plan updated
8	1.07.13	K.G.	Plan updated
7	28.06.13	K.G.	Office RM 07/RM 09 update
6	18.06.13	K.G.	Drawings update
5	13.06.13	K.G.	Meeting updates 10.05.13
4	16.04.13	K.G.	Meeting updates 15.04.13
3	10.04.13	K.G.	MEETING UPDATES 09.04.13
2	28.03.13	K.G.	UPDATES AFTER SITE MEET
1	11.02.13	K.G.	FEASIBILITY PLAN ISSUE

REVISIONS

No.	Date	By	Description
10	26.07.13	K.G.	Room No./Update
9	16.07.13	K.G.	Plan updated
8	1.07.13	K.G.	Plan updated
7	28.06.13	K.G.	Office RM 07/RM 09 update
6	18.06.13	K.G.	Drawings update
5	13.06.13	K.G.	Meeting updates 10.05.13
4	16.04.13	K.G.	Meeting updates 15.04.13
3	10.04.13	K.G.	MEETING UPDATES 09.04.13
2	28.03.13	K.G.	UPDATES AFTER SITE MEET
1	11.02.13	K.G.	FEASIBILITY PLAN ISSUE

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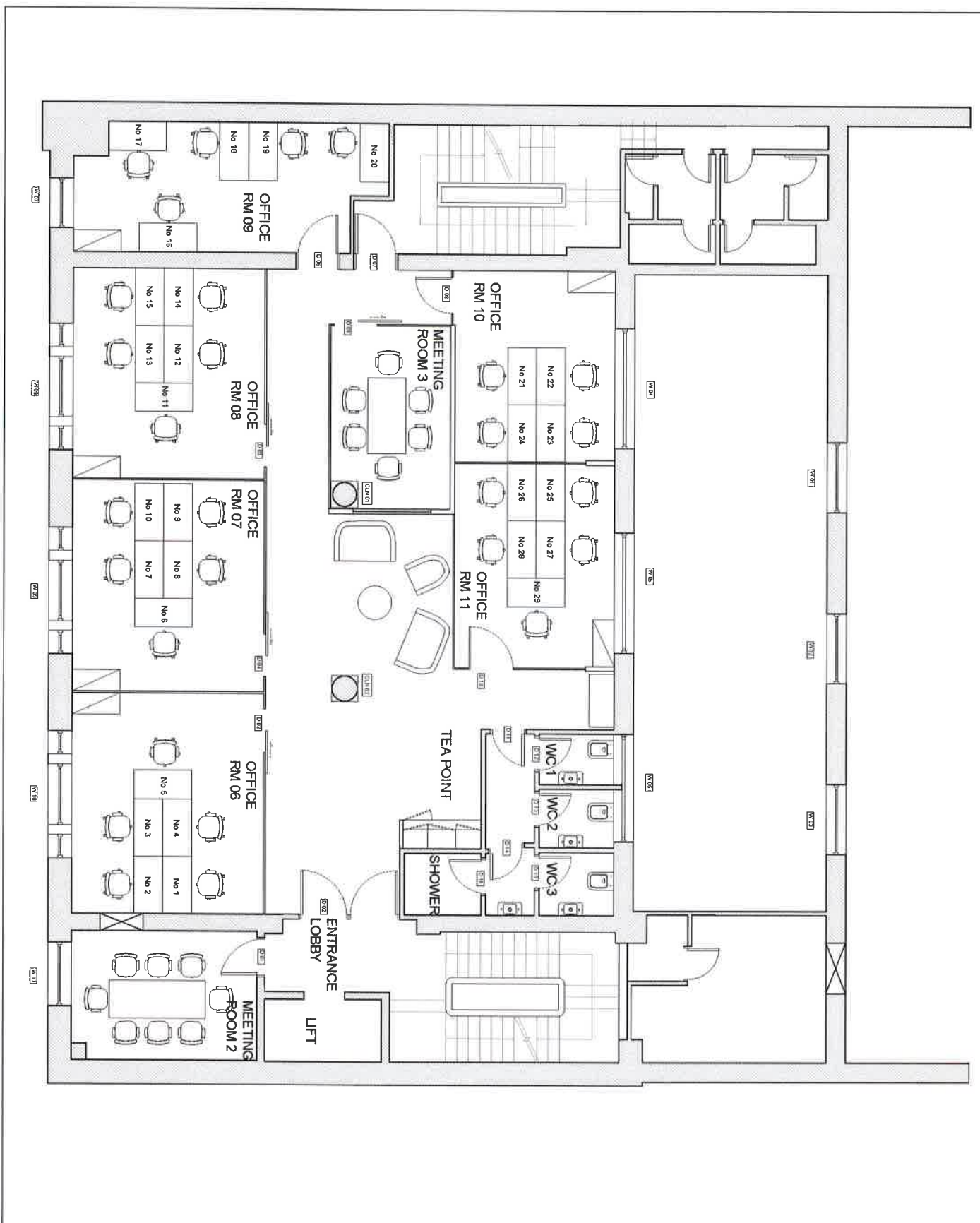
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 FIRST FLOOR

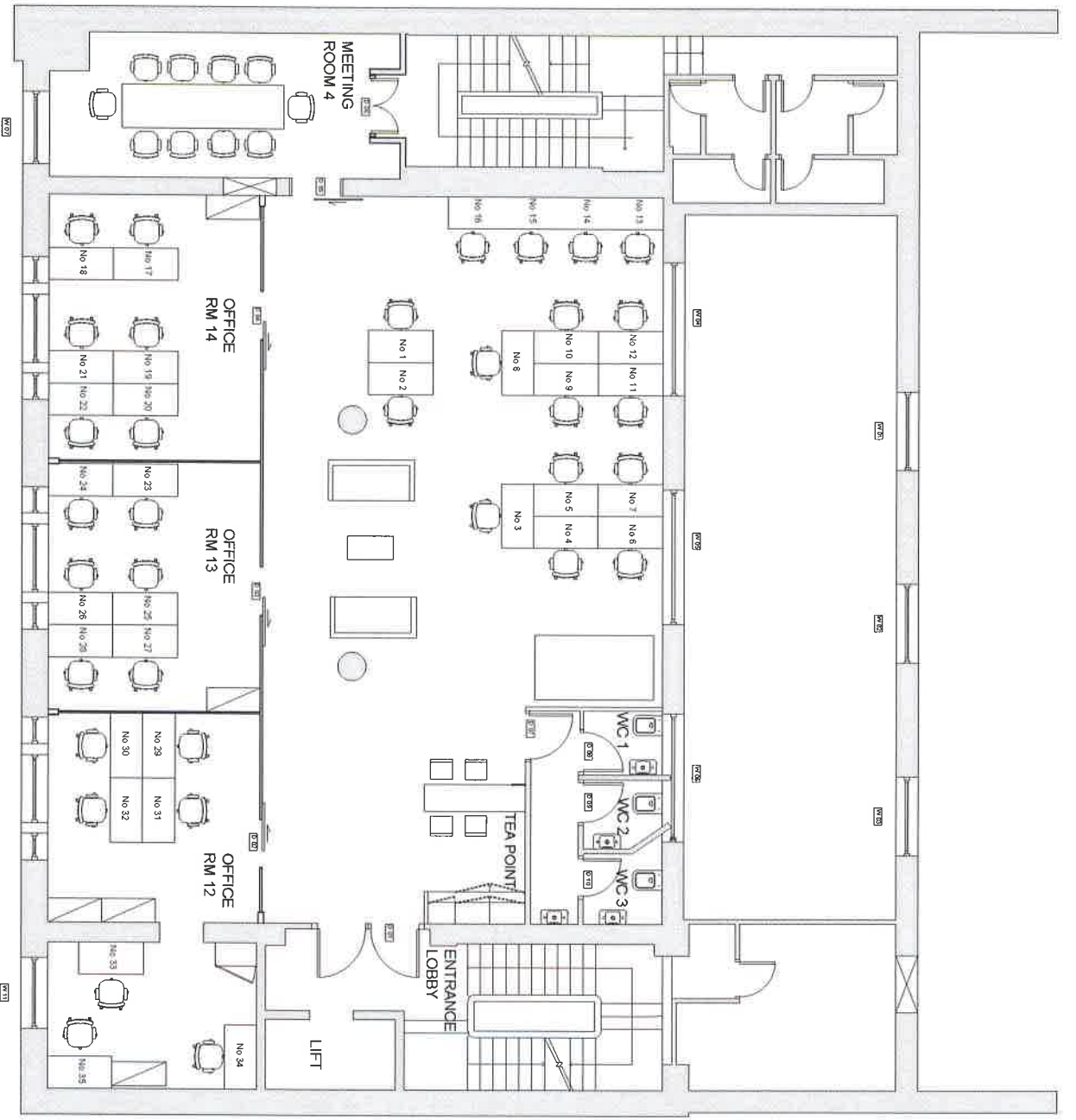
PROJECT
 21 HATTON GARDEN

CLIENT
 HEADSPACE

Rev No	Date
10	12.02.13

Drawn: KG
 Checked: Approved
 Scale: Drawing Title
 1:75@A3 LX-129 (5) 300





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KEY PLAN

REVISIONS

No.	Date	By	Description
1	11/07/13	KG	FEASIBILITY PLAN/SKETCH
2	14/07/13	XG	INDICATE W.C. SIZES/MEETING ROOM
3	03/04/13	KG	UPDATE AFTER SITE VISIT
4	12/04/13	KG	MEETING ROOMS 09/04/13
5	16/04/13	KG	MEETING ROOMS 15/04/13
6	02/05/13	XG	MEETING ROOMS 5 BY 6 FEET WIDTH
7	13/05/13	KG	MEETING ROOMS 10/05/13
8	25/07/13	KG	FROM THE UPDATE

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DRAWING TITLE:
 GENERAL ARRANGEMENT
 SECOND FLOOR
 PROJECT
 21 HATTON GARDEN

CLIENT:
 HEADSPACE

Drawn	Checked	Approved
KG		

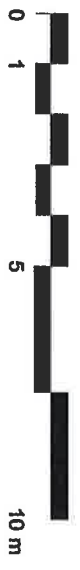
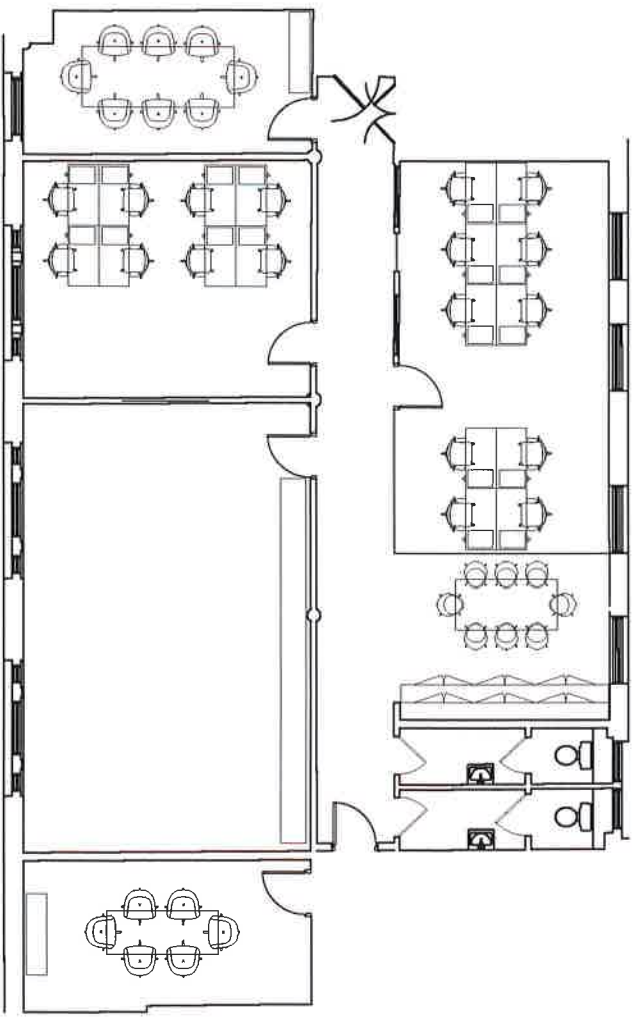
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Rev No	Date
8	13.02.13

Layout Sign Off

Client Approval: _____

Date: 26.12.2014



NO.	DESCRIPTION	DATE	BY	CHECKED
1	For Submission	26.12.2014	RS	RS
2	Client Approval			



Headspace

2017/16
 Heddon Garden

**Proposed Third Floor
 General Arrangement Plan**

1:100@A3

DATE: 07/01/15
 DRAWN BY: RS
 CHECKED BY: A

1009 GA_10_03

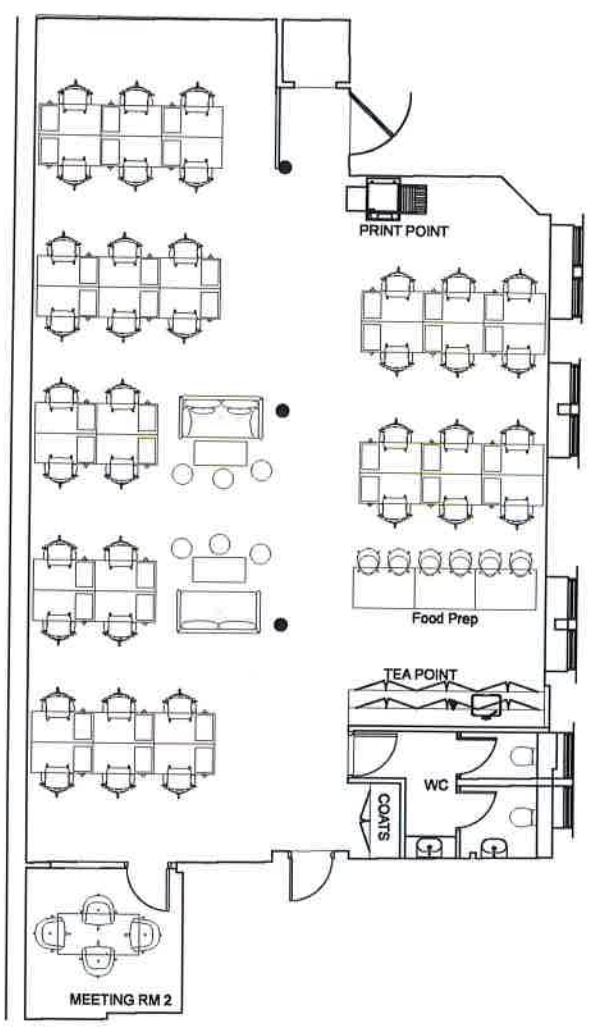
CONSTRUCTION

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Layout Sign Off

Client approved: _____

Date: 24.03.2014



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2	2	07.01.15	RS	
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50	50	07.01.15	RS	



Headspace

Heddon Garden

**Proposed Fourth Floor
General Arrangement Plan**

1:100@A3

RS RS 07.01.15

1009 GA_10_04 B

CONSTRUCTION