



Comprehensively refurbished offices in Hatton Garden - moments away from Farringdon Station. Furniture to be installed as per space plan.

## 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

<b>Available Size</b>	1,700 sq ft
<b>Rent</b>	£65 per sq ft
<b>Rates Payable</b>	£26.70 per sq ft estimated pa (25/26)
<b>Service Charge</b>	£9 per sq ft estimated pa
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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):

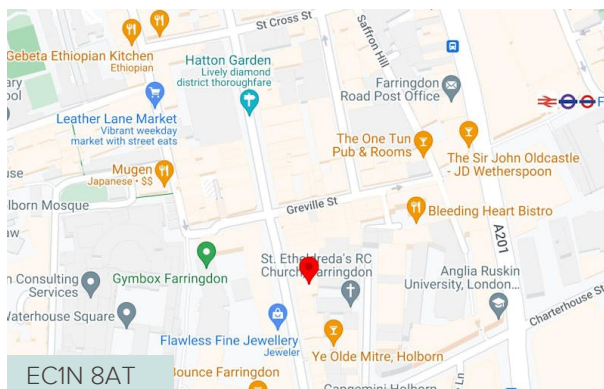
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
2nd	1,700	£65	£26.70	£9	£14,265.83	£171,190	CAT B
<b>Total</b>	<b>1,700</b>	<b>£65</b>	<b>£26.70</b>	<b>£9</b>	<b>£14,265.83</b>	<b>£171,190</b>	

## 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

### Francis Cundell

020 7029 3620 | 07939 598 545

f.cundell@inglebytrice.co.uk

### Malcolm Trice

07791 049792

m.trice@inglebytrice.co.uk

### Teddy Toalster

07889 848150

t.toalster@inglebytrice.co.uk

### Monmouth Dean (Joint Agent)

#### Ingleby Trice

10 Foster Lane, London EC2V 6HR

inglebytrice.co.uk

+44 (0)20 7029 3610

# 16-18 Hatton Garden

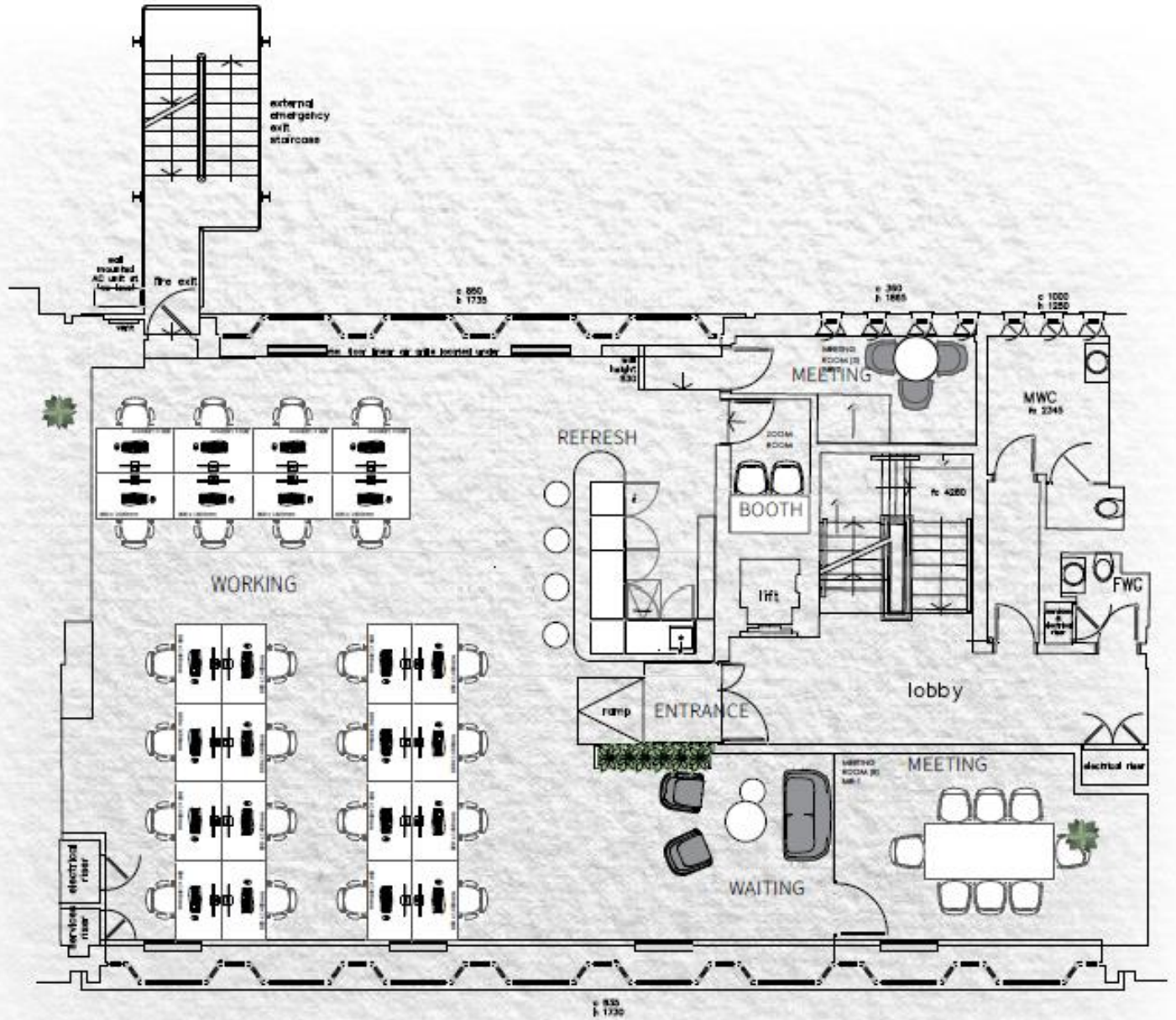
2<sup>nd</sup> floor (1,700 sq ft)

24x desks

1x 8 person meeting room

1x 3 person meeting room

1x zoom room



HATTON  
GARDEN