

3-11 EYRE STREET HILL

Farringdon



LDG



3-11 Eyre Street Hill











## DESCRIPTION

Eyre Street Hill will provide industrial style accommodation currently fitted 2 meeting rooms as well as a demised kitchen and restrooms. Features include exposed steel frame beams, a strike black painted ceiling with exposed track systems, crittall style windows and painted exposed brickwork. The kitchenette area will be upgraded prior to occupation.

## HIGHLIGHTS

- Fitted Industrial Style Workspace
- Stunning Victorian Warehouse Building
- Fitted With 2-3 Meeting Room
- Crittall Style Windows
- Painted Brickwork
- Striking Black Ceiling With Exposed Steel Features
- Good Floor To Ceiling Height
- Demised Cloakrooms
- Brand New Kitchenette
- Perimeter Trunking
- Bike Storage
- Potential For Demised Shower
- Potential For Access To Passenger Lift

## CONNECTIVITY

The premises benefits from fibre connectivity.

## LEASE

Flexible leases from 12 months, or longer. Rent will be subject to a fixed increase for leases longer than 2 years.

## FURNITURE

Furniture packages could be available for the first floor, subject to additional cost.

## WHEN CAN YOU MOVE IN?

From September 2023

## VIEWINGS

Bookings for physical and virtual tours are also available, so we can walk you through how great this space in.

## VAT

This building is elected for VAT.

## DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

## PHOTOGRAPHY

We have included CGIs / virtual furnishing in our photography to a modernised and furnished offices. These are for indicative purposes only.

## COMMUTE

Farringdon. 8 mins

Chancery Lane. 8 mins

Barbican. 15 mins

Russell Square. 17 mins

Kings Cross. 24 mins

## PARKING

Hatton Garden Car Park - 4 minutes.

## FOODIE HOTSPOTS

- KIN - Granger & Co

- Leather Lane Market - HIX

## LIQUID LUNCH

- The Gunmakers Arms - The Yorkshire Grey

- Piano Works - Iberica

## A STRETCH AWAY

- Gymbox - The Gym

- Bounce - More Yoga

## CONTACT

LDG (0207 580 1010) or our joint agents

Susskind London (020 7831 8311) for viewings.

**3-11 Eyre Street Hill**



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
1st	2,734	£102,525 per annum	£51,712 /annum	£20,505 /annum	£14,561.83	£174,742	Available
<b>Total</b>	<b>2,734</b>				<b>£14,561.83</b>	<b>£174,742</b>	

Ready to talk?



**HARRISON  
EAGLES**

DD: 0207 290 0599  
M: 07940 930 930  
E: harrison@ldg.co.uk



**DANIEL  
CASTLE**

DD: 0207 290 0590  
M: 07502 224 861  
E: daniel@ldg.co.uk



**HARRY  
ISAACS**

DD: 020 7291 0993  
M: 07756 873 842  
E: harry.i@ldg.co.uk

LDG | [www.ldg.co.uk](http://www.ldg.co.uk)  
53 Great Titchfield Street  
London, W1W 7PJ

3-11 Eyre Street Hill

