

16-18
HATTON
GARDEN
EC1



16-18 HATTON GARDEN OFFERS UP TO 4,855 SQ FT OF HIGH-QUALITY, FULLY FITTED OFFICE SPACE ACROSS THE 3RD FLOOR AND 5TH AND 6TH FLOOR DUPLEX AND WOULD APPEAL TO OCCUPIERS WITHIN A RANGE OF SECTORS INCLUDING MEDIA / CREATIVE AND ALSO PROFESSIONAL.



HIGH SPECIFICATION



CAT A+



PHONE BOOTHS



MEETING ROOMS



RECEPTION DESKS



LED LIGHTING



PASSENGER LIFT



BREAKOUT AREAS



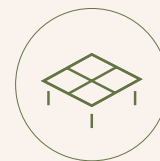
TERRACE



BIKE STORAGE



WC/SHOWERS



RAISED ACCESS FLOOR



FANTASTIC
NATURAL LIGHT

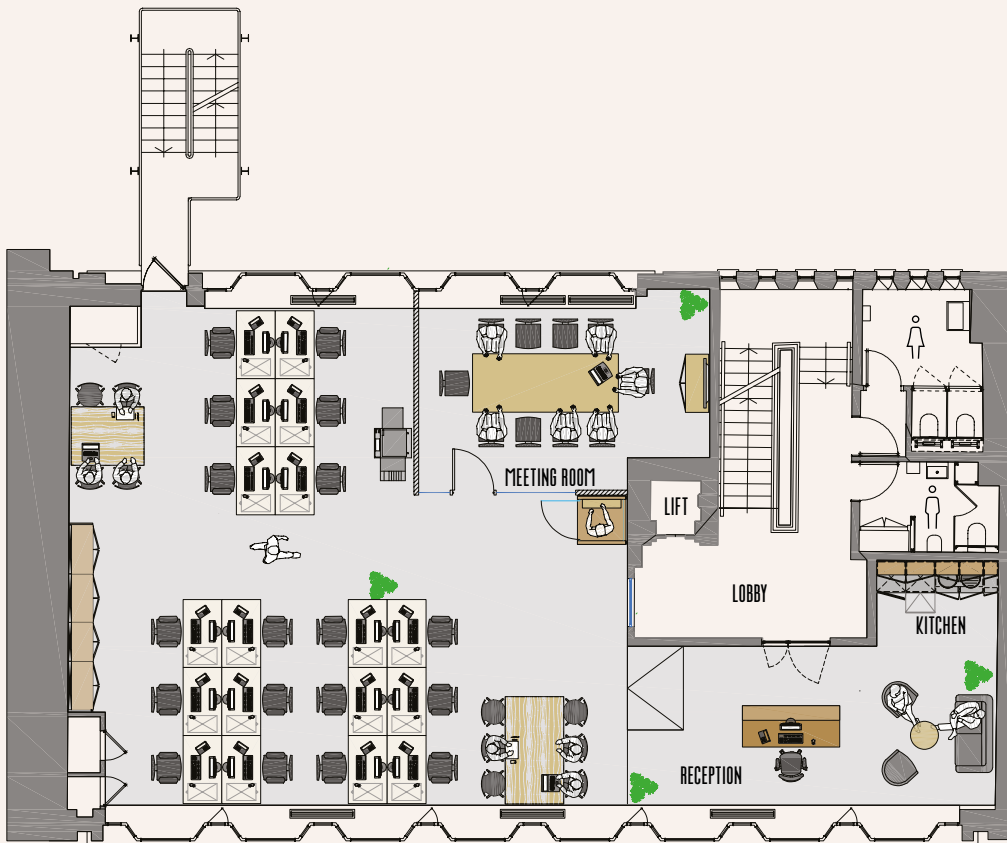


ACCOMMODATION

All of the available space has plenty of natural light making the workspaces very desirable. The 5th & 6th floor duplex suite, offers its own private outdoor terrace paving the way for tenants who are seeking their own outdoor amenity space.

FLOOR	SQ FT	RENT PER SQ FT	SERVICE CHARGE PER SQ FT	RATES PER SQ FT	COSTS PCM (ALL INCLUSIVE)
5th & 6th	3,215	£65.00	£9.00	£19.19	£24,967.15
3rd	1,640	£62.50	£9.00	£20.45	£12,566.50
TOTAL	4,855	-	£9.00	-	£37,533.65

3RD FLOOR



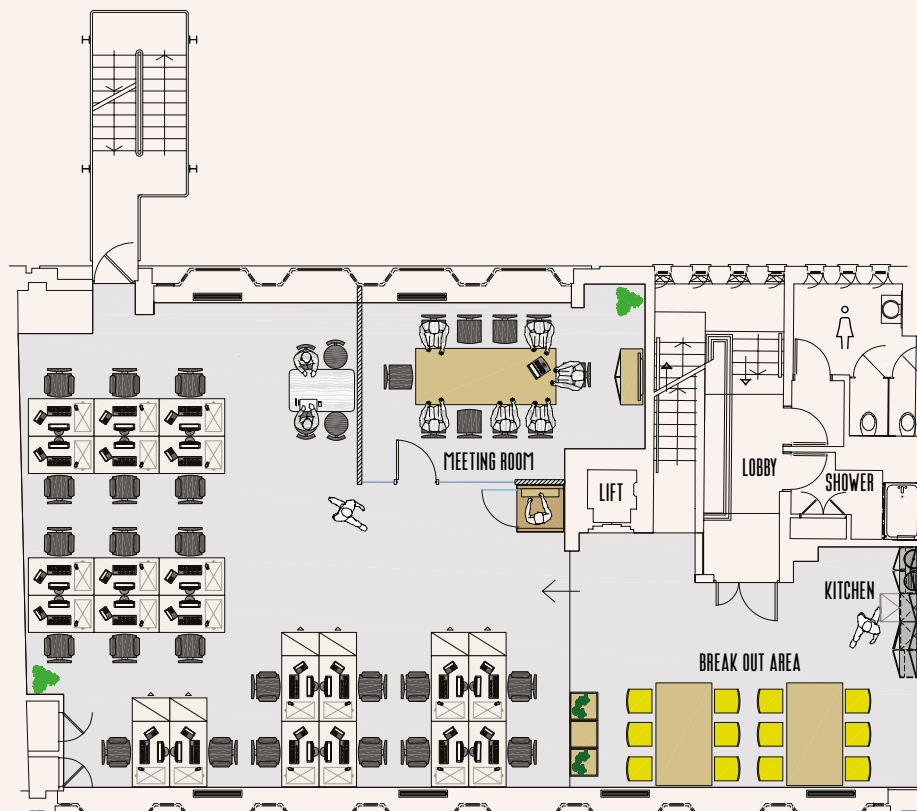
150 SQ M (1.614 SQ FT)

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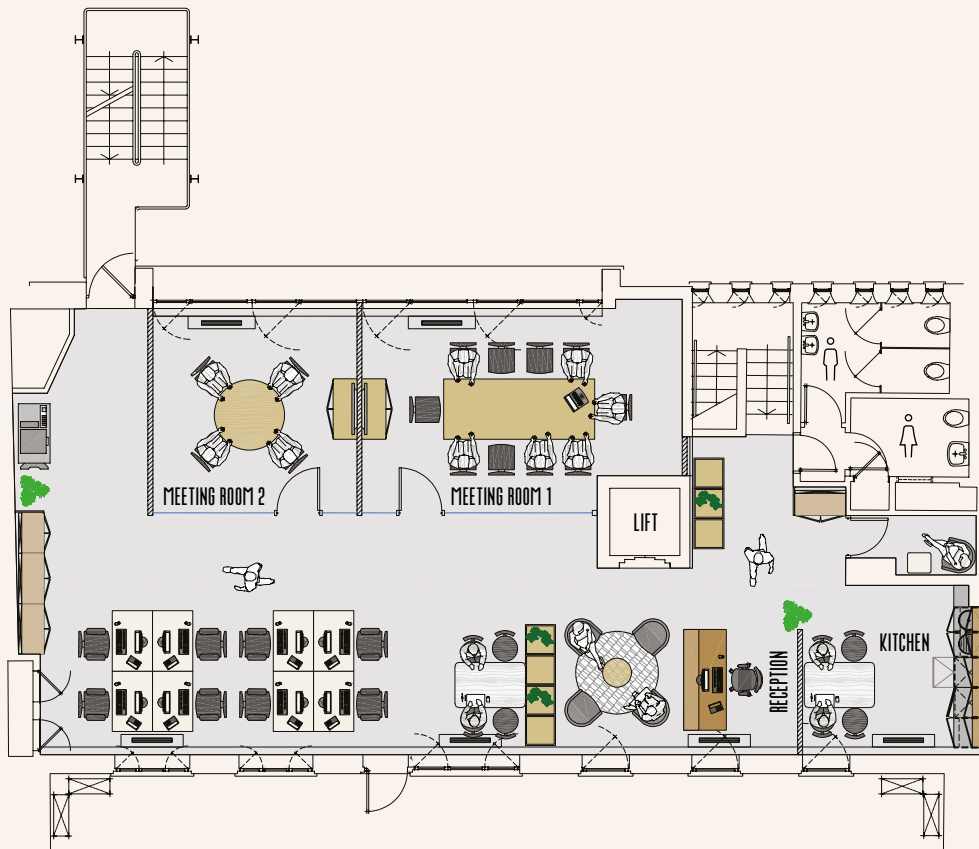


5TH FLOOR



162 SQ M (1,743 SQ FT)

6TH FLOOR



146 SQ M (1,571 SQ FT)

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LOCATION

The property is very well located, being positioned within a 5 minute walk of Farringdon Station (benefiting from Underground, Crossrail & Thameslink services) and Chancery Lane Station (Underground), both of which provide quick and easy access to The City, West End and major London international airports.



OCCUPIERS

- | | |
|------------------|-----------------|
| 1. Faber & Faber | 7. Deloitte LLP |
| 2. Axel Arigato | 8. Accenture |
| 3. Tik Tok | 9. AO.com |
| 4. Snapchat | 10. Yahoo |
| 5. Depop | 11. Indeed |
| 6. Goldman Sachs | |

TO EAT

- | | |
|--------------------------|-------------------------|
| 1. St John | 6. Anglo |
| 2. Iberica | 7. Bouchon Racine |
| 3. Bleeding Heart Bistro | 8. Holborn Dining Rooms |
| 4. Brutto | 9. Granger & Co |
| 5. Gaucho smithfield | 10. Luca |

TO DRINK

- | | |
|----------------------|-------------------------|
| 1. The Piano Works | 6. Clerkenwell & Social |
| 2. Dartbrooke Coffee | 7. 21 West |
| 3. The Argyle | 8. The Fence |
| 4. The One Tun | 9. Prufrock coffee |
| 5. Brewdog | 10. Catalyst |

TO DO

1. Bounce
2. The Postal Museum
3. Smithfield Market
4. Leather Lane
5. Exmouth Market
6. Gymbox Farringdon

FARRINGDON STATION



FURTHER INFORMATION

LEASE

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

An EPC has been commissioned and the available accommodation has reached a 'B' Rating.

CONTACT DETAILS

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