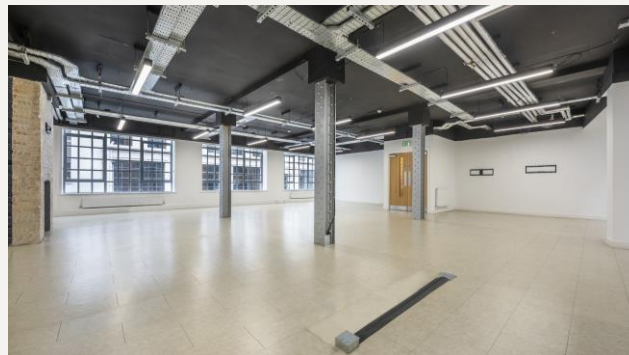
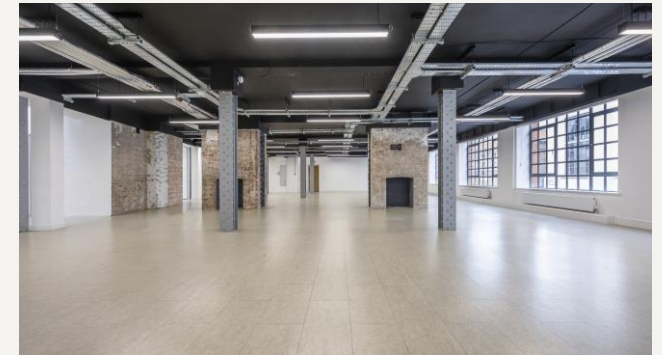


The image shows a large, open-plan office space with a modern industrial aesthetic. The ceiling is dark and features a complex network of exposed pipes, conduits, and linear lighting fixtures. The floor is made of large, light-colored square tiles. Several vertical steel columns with rivets are spaced throughout the room. Large windows on the left side provide natural light. The overall atmosphere is clean, bright, and professional.

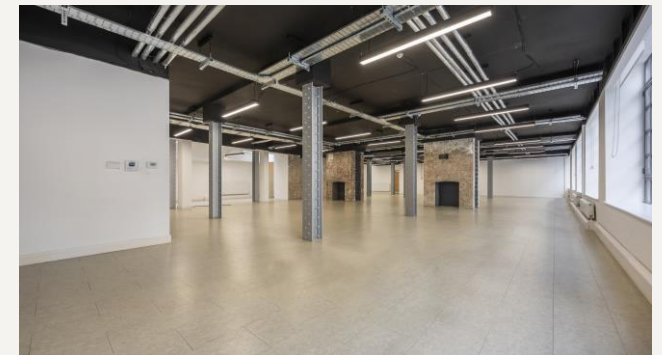
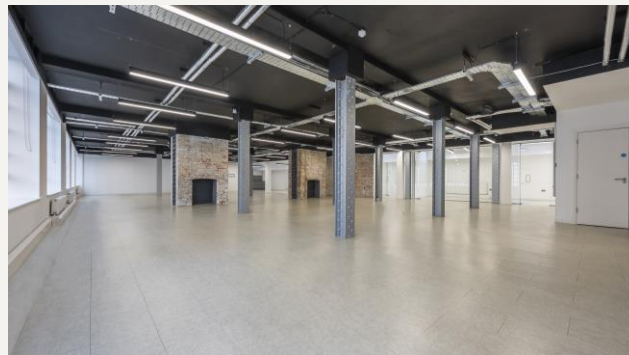
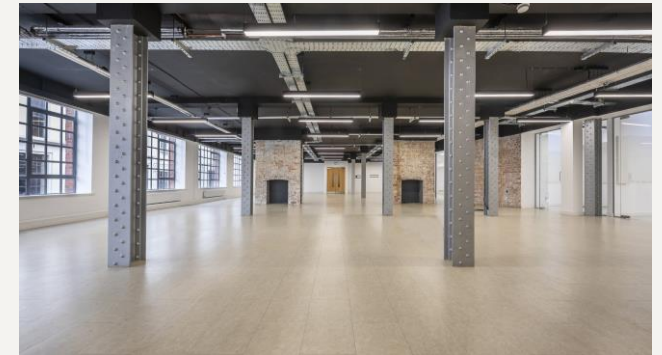
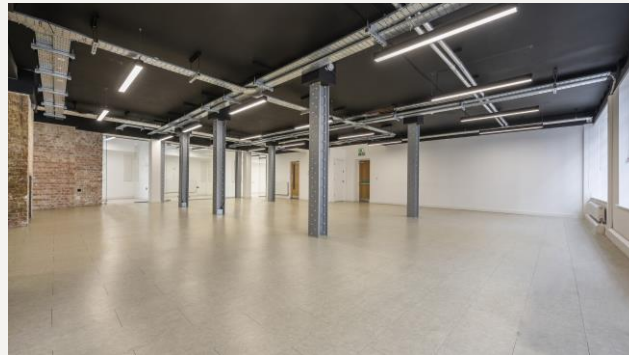
Susskind.

3-11 Eyre Street Hill EC1

The first floor at Eyre Street Hill will provide industrial style accommodation currently fitted 2-3 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 available office floor benefits from excellent natural light and retains a number of character features throughout ideal for media/creative occupiers.



The office floor is available for immediate occupation.
An attractive incentive package is available upon application



3-11 Eyre Street Hill EC1

Summary

Superb open plan character office space located within this former warehouse style building ideal for media/creative occupiers

Photography

Interior photography showcases a neighbouring office floor, which are to be used for indicative purposes only.

Features

- **Fitted Industrial Style Workspace**
- **Stunning Victorian Warehouse Building**
- **Fitted With 2-3 Meeting Room**
- **Crittall Style Windows**
- **Good Floor To Ceiling Height**
- **Demised Kitchen & Cloakrooms**
- **Perimeter Trunking**
- **Bike Storage**
- **Potential For Demised Shower**
- **Potential For Access To Passenger Lift**

Transport

- **Farringdon**
- **Chancery Lane**

Lease

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

EPC

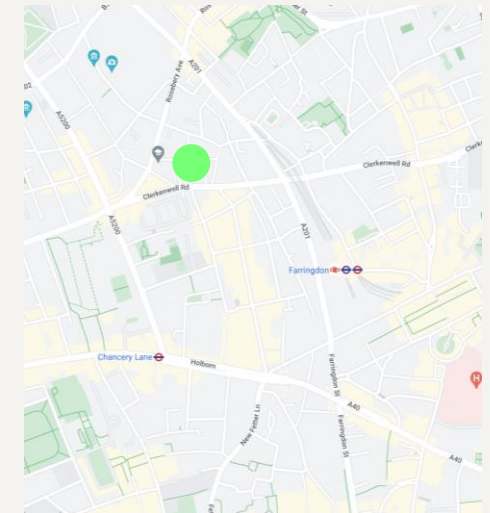
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent PA	Service Charge	Business Rates*	£/PCM	Status
First	2,734	£102,525	£20,505	£51,712.00	£14,561.83	Available
Total	2,734	£102,525	£20,505	£51,712.00	£14,561.83	Available

*Interested parties should make enquiries with the local authority.

Map



3-11 Eyre Street Hill EC1

Viewing via joint agents

For further information and inspections please contact joint agents:

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Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Susskind.