



**Comprehensively refurbished, Grade A, fully fitted offices, in
Hatton Garden - moments away from Farringdon Station**

16-18 Hatton Garden

16-18 Hatton Garden, EC1N 8AT

Office

TO LET

1,640 to 3,340 sq ft

(152.36 to 310.30 sq m)

- Three minute walk to Farringdon Station
- Shower facilities
- Air conditioning
- LED lighting
- Remodeled reception

Summary

Available Size	1,640 to 3,340 sq ft
Rent	£55.00 - £62.50 per sq ft pax
Rates Payable	£20.45 per sq ft est pa
Service Charge	£9 per sq ft est pa
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

Available on offer are comprehensively refurbished, grade A, CAT B fully fitted offices, moments away from Farringdon Station. The available floors include break out spaces and remodelled reception areas.

Location

The building is a three 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.

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Rent	Availability
4th	1,700	157.94	Guiding late 50's	Available
3rd	1,640	152.36	£55 /sq ft	Under Offer
Total	3,340	310.30		

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

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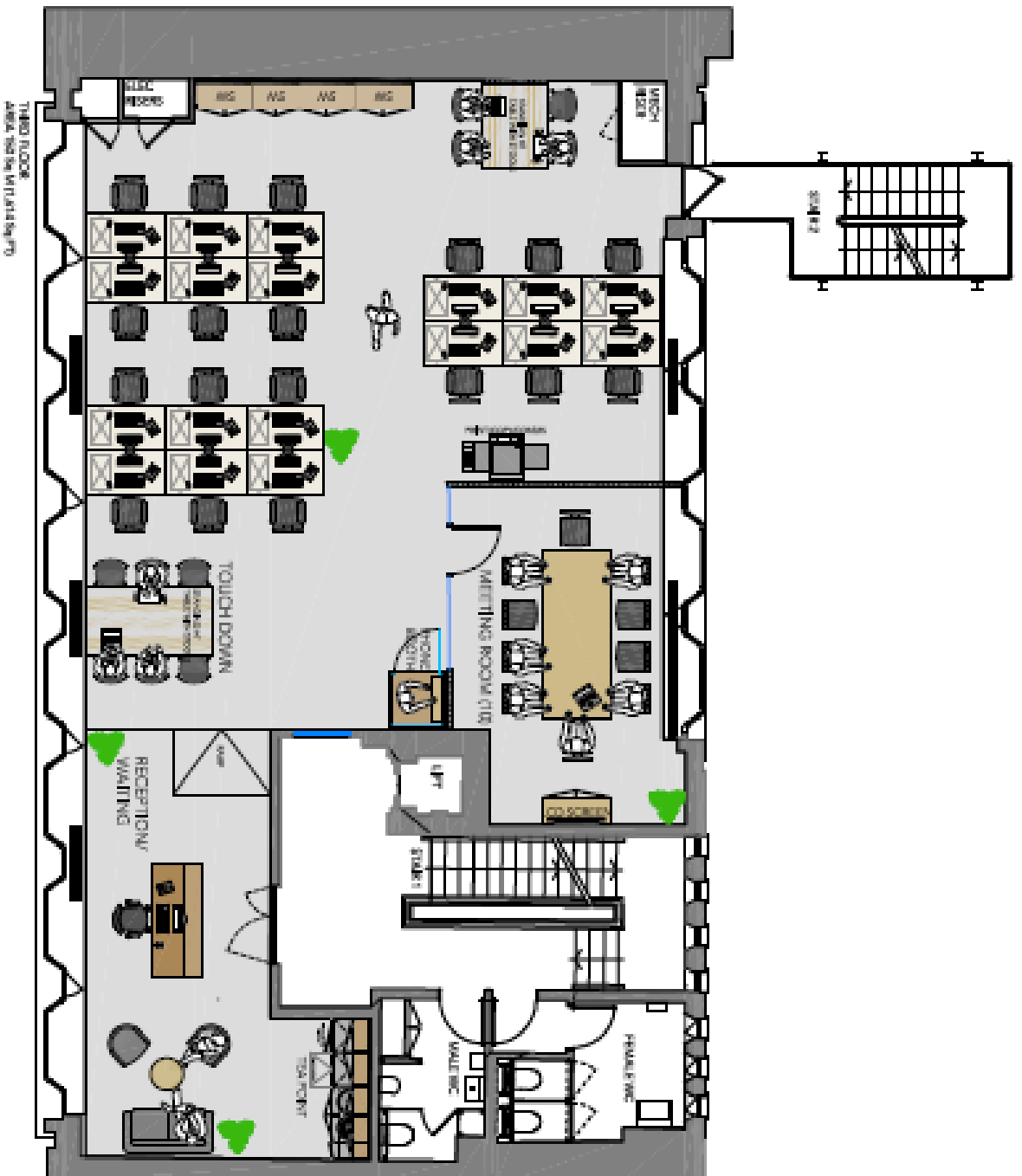
Susskind. (Joint Agent)

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THIRD FLOOR
 AREA: 524 sqm (5711 sqft)

PROPERTY INITIATIVES	
THIRD FLOOR 14-18 HATTON GARDEN LONDON EC1M 6JH	
PROPOSED GENERAL LAYOUT	
DATE:	NOV 22
BY:	SW
PROJECT:	PHASE 1
CLIENT:	A