



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.

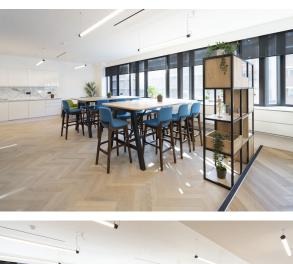
#### Accommodation

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

### Francis Cundell

020 7029 3620 | 07939 598 545 f.cundell@inglebytrice.co.uk

### Jonty Robinson

02070293616 | 07748654997 j.robinson@inglebytrice.co.uk

## Malcolm Trice

020 7029 3610 | 07791 049792 m.trice@inglebytrice.co.uk

# Susskind. (Joint Agent)

Ingleby Trice 10 Foster Lane, London EC2V 6HR inglebytrice.co.uk +44 (0)20 7029 3610

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