



Offering high end refurbished CAT A+ offices in the heart of tech city

32-38 Saffron Hill

EC1N 8FH

Office

TO LET

3,452 to 6,921 sq ft

(320.70 to 642.98 sq m)

- CAT A +
- LED strip lighting
- Former warehouse
- Raised floors
- Meeting rooms
- Lift access
- Demised WCs & Showers

Summary

Available Size	3,452 to 6,921 sq ft
Rent	£39.50 per sq ft pax
Rates Payable	£18.45 per sq ft est pa (2023/24)
Service Charge	£4.31 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

32- 38 Saffron Hill is an ex warehouse that offers the perfect blend of modern design, strategic location, and unmatched amenities, this EC1 workspace is tailored to meet the unique needs of a dynamic business.

Location

The building is a two minute walk from Farringdon Station, which benefits from the Elizabeth, Metropolitan, Circle, and Hammersmith & City lines.

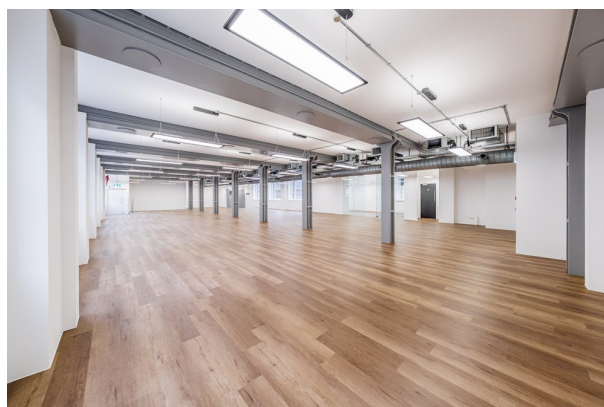
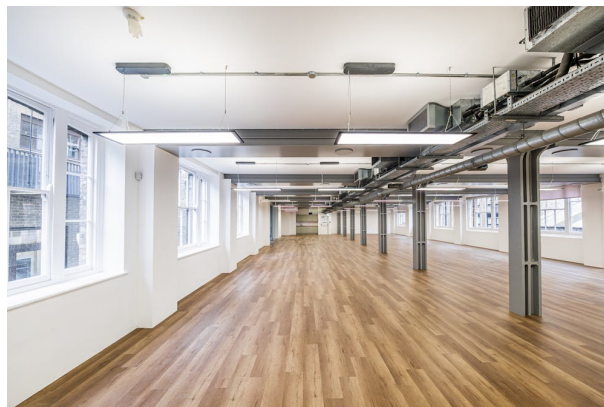
Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	EPC	Availability
2nd	3,452	320.70	C (63)	Under Offer
1st	3,469	322.28	D (76)	Available
Total	6,921	642.98		

Terms

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



Viewing / further information

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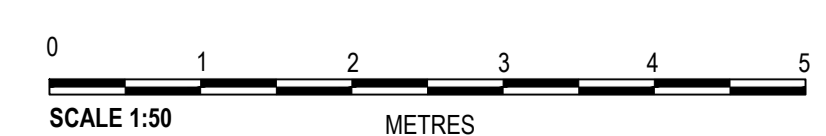
Ellis Brown (Joint Agent)

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ACCOMMODATION SCHEDULE	
AREA	QTY
WAITING AREA	1
MEETING ROOM - 8	1
MEETING ROOM - 6	1
MEETING ROOM - 3	1
PHONE BOOTH	2
OPEN BOOTH - 4 Person	2
LIBRARY / QUIET ZONE	1
TEA POINT / SOCIAL SPACE	1
PRINT POINT	1
OPEN PLAN (1400 x 800 desks)	30
COLLABORATION	1



OPTION 1



REV	DESCRIPTION	MD	MA	14.12.22
A	FIRST ISSUE	MD	MA	14.12.22
XX		XX	XX	DD.MM.YR



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FOR COMMENT

CLIENT:
-

SITE ADDRESS:
2ND FLOOR
32-38 SAFFRON HILL
LONDON EC1N 8FH

DRAWING TITLE:
GENERAL ARRANGEMENT - OPTION 1

SCALE: 1:50@A1 DRAWN BY: MD DATE: 14.12.22

DRAWING No:
10XXP-IKO-02-01-GA-0101-A

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