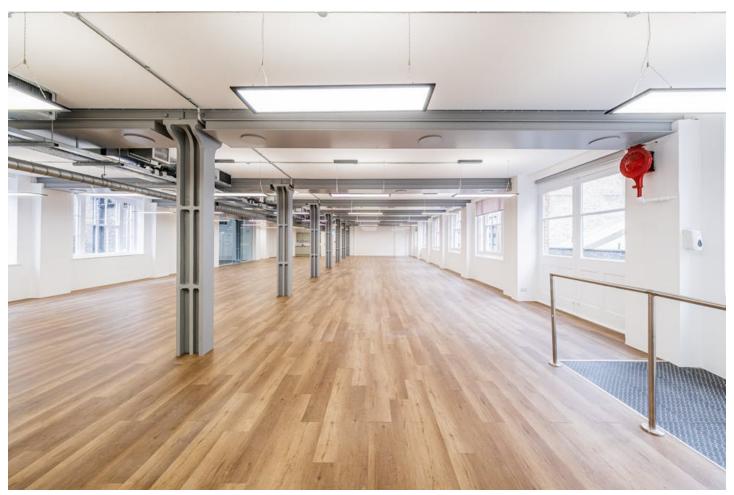
# **ELLIS BROWN**

## OFFICE TO LET

32-38 Saffron Hill, EC1N 8FH 3,469 sq ft

Recently refurbished Grade-A office accommodation with board rooms and fully fitted kitchens, less than 2 minutes from Farringdon station.







Ellis Brown 18-20 St. John Street London, EC1M 4NX

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#### Description

The building offers bright, open plan office accommodation, whilst retaining many original features such as steel columns and warehouse style windows. The space available has been transformed with a new fully accessible raised floor, newly fitted kitchen, meeting room and LED strip lighting. This grade A office space in an excellent location is perfectly suited to any established or upcoming business looking for a new HQ in the creative and tech hub that is Farringdon.

#### Location

Saffron Hill runs south of Clerkenwell Road and parallel to Farringdon Road and Hatton Garden. The area is characterized by a thriving community of cafes, restaurants and bars, including attractions such as the famous Leather Lane street food market. The building is situated moments from Farringdon Station, providing Elizabeth Line services which has cemented this area as one of the best connected commuter destinations in the country.

Accommodation									
Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability	
1st	3,469	322.28	£39.50	£21.09	£4.31	£18,761.51	£225,138.10	Available	
2nd	3,452	320.70	£39.50	£18.39	£4.31	£17,892.87	£214,714.40	Under Offer	
Total	6,921	642.98	£39.50	£19.74	£4.31	£36,654.38	£439,852.50		

Features	EPC
Refurbished warehouse building	С
Exposed services	
Lift access	Terms
Strip lighting	On application
Meeting rooms	
Fitted kitchen	VAT
Fully accessible raised floor	Applicable
Demised WC's & Showers	

Contact

James Taylorson 02037450060 jtaylorson@ellisbrowncommercial.com

Tom Latham 07398 010 223 tlatham@ellisbrowncommercial.com Joint Agents

Jonty Robinson (Ingleby Trice) 020 7029 3610 j.robinson@inglebytrice.co.uk

Francis Cundell (Ingleby Trice) 020 7029 3610 f.cundell@inglebytrice.co.uk

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