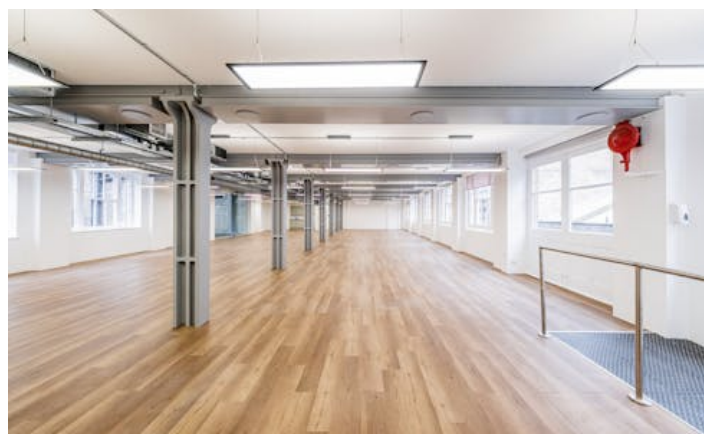


ELLIS BROWN

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

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract. the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 28/05/2024

ELLIS BROWN

OFFICE TO LET

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

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

Refurbished warehouse building
Exposed services
Lift access
Strip lighting
Meeting rooms
Fitted kitchen
Fully accessible raised floor
Demised WC's & Showers

EPC

C

Terms

On application

VAT

Applicable

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

ELLIS BROWN

OFFICE TO LET

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

