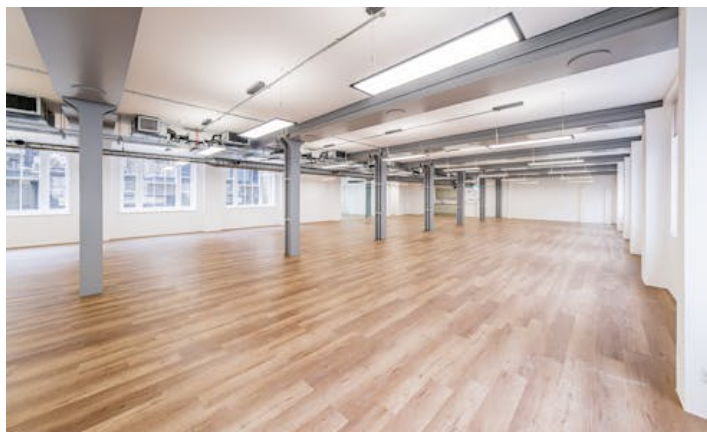


ELLIS BROWN

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
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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

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

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