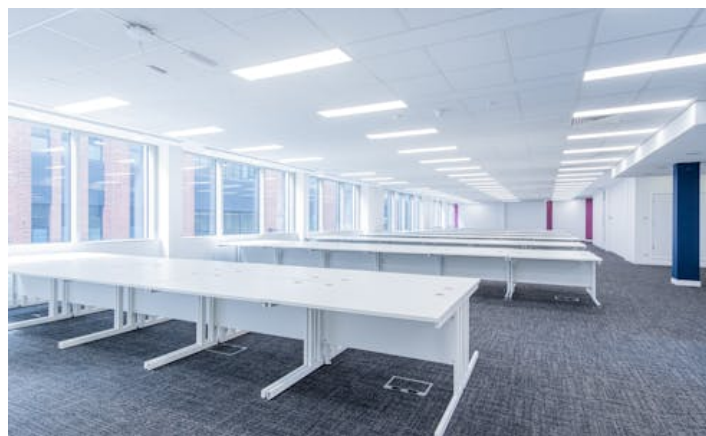
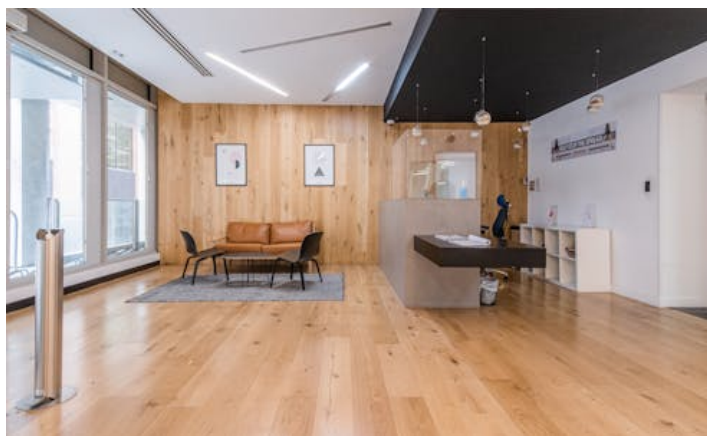


ELLIS BROWN

OFFICES TO LET

Superb value, fully fitted short term office space available immediately in the heart of Clerkenwell.

3-7 Herbal Hill, EC1R 5EJ
4,147 - 14,690 sq ft



Ellis Brown
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Description

This short term economical office space is a short walk from Farringdon station. Tenants will benefit from the staffed reception as well air conditioning, raised floors and passenger lift.

These efficient fully fitted floorplates are available immediately. The ground and lower ground spaces feature a distinctive double height skylight.

Location

Herbal Hill is situated in a prime location a stone's throw from Leather Lane food market as well as a plethora of restaurants, bars and cafes. Exmouth Market and Clerkenwell Green are a short walk away.

Already a prime location for London's creative design enterprises, Crossrail has brought a fresh focus to the area.

Accommodation

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Lower Ground	5,952	-	£8.04	£9.48	£8,689.92	£104,279.04	Let
Basement - Rear	1,010	-	On Application	On Application	-	-	Let
1st	5,274	-	£16.60	£9.48	£11,462.16	£137,545.92	Available
2nd	5,687	-	£15.40	£9.48	£11,791.05	£141,492.56	Let
3rd	5,110	-	£17.13	£9.48	£11,331.43	£135,977.10	Available
4th	4,306	-	£17	£9.48	£9,501.91	£114,022.88	Available
Total	27,339		£14.83	£9.48	£52,776.47	£633,317.50	

Features

Prime location
Fully furnished
Staffed reception
Air conditioning
Passenger lift
Fully accessible raised floor
Shower facilities
DDA compliant

EPC

On application

Terms

On application

VAT

Applicable

Contact

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