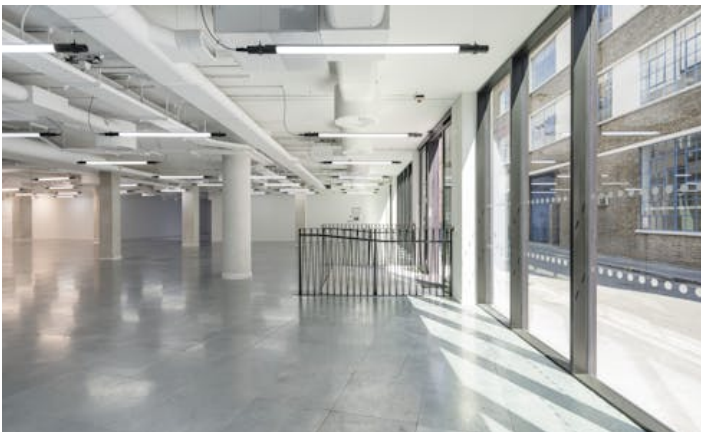


# ELLIS BROWN

## OFFICE TO LET

Saffron Studio | Self contained, brand newly refurbished media style studio with ESG credentials at the forefront | 12,263 sq. ft.

Saffron Studio, 120 Saffron Hill, EC1N 8TS  
12,263 sq ft



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Saffron Studio, 120 Saffron Hill, EC1N 8TS  
12,263 sq ft

### Description

Saffron Studio has undergone a comprehensive refurbishment program to provide self-contained media style accommodation in a prominent building boasting excellent ESG credentials. The studio benefits from exposed services, circadian lighting, phonolic ductwork, exposed steel beams, refurbished fully accessible raised floors, good natural light and excellent floor to ceiling height.

An EPC A and Breeam outstanding is targeted, while new end of journey facilities have been curated including secure bicycle storage, showers and drying rooms.

### Location

Saffron Studio, part of Saffron House is accessed from Saffron Hill, less than 100m from Farringdon Station. Farringdon Station benefits from connections on the Elizabeth, Hammersmith and City, Circle, Metropolitan and Thameslink lines.

### Accommodation

Name	sq ft	sq m	Availability
Ground	12,263	1,139.27	Available
<b>Total</b>	<b>12,263</b>	<b>1,139.27</b>	

### Features

Architecturally designed, comprehensively refurbished media style accommodation  
EPC A & BREEAM Outstanding target  
New end of journey facilities  
Excellent floor to ceiling height  
Self contained Ground floor with ample branding opportunities  
100m from Farringdon Station

### EPC

A

### Terms

On application

### VAT

On application

### Contact

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