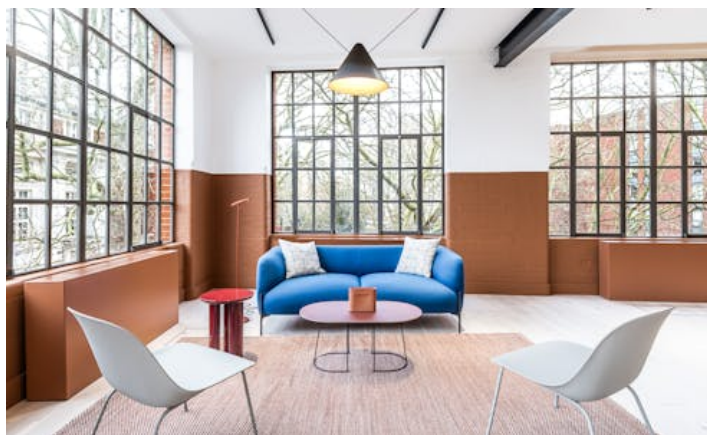


ELLIS BROWN

OFFICE TO LET

Best-in-class plug & play office space in a stunning courtyard development in Clerkenwell, moments from Exmouth Market.

5-8 Hardwick Street, EC1R 4RG
2,682 sq ft



Ellis Brown
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Description

New River Yard is a unique courtyard development offering newly refurbished warehouse style office accommodation.

The 1st Floor West is offered newly refurbished to a best in class CAT A+ specification including meeting rooms, kitchen and break out areas. The floor benefits from substantial natural daylight, excellent floor to ceiling height and exposed steel columns. The 3rd Floor East is offered fully fitted as well with three meeting rooms in place.

Location

New River Yard is a development located in the heart of Clerkenwell occupying the corner of Hardwick Street and Roseberry Avenue. The development is just a short walk from Exmouth Market which benefits from an array of eateries from the daily market.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd - East	2,682	249.17	£69.50	£18.83	£9.65	£21,898.53	£262,782.36	Available
Total	2,682	249.17	£69.50	£18.83	£9.65	£21,898.53	£262,782.36	

Features

Architecturally designed
Plug & Play
Air conditioning
Newly refurbished
Meeting rooms
Excellent natural light
High ceilings
Showers

EPC

On application

Terms

On application

VAT

On application

Contact

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