



HARDWICK STREET &
ROSEBERY AVENUE, EC1

A SELECTION OF NEWLY
REFURBISHED WAREHOUSE
OFFICE SPACES

FROM 1,100 - 3,000 SQ. FT.

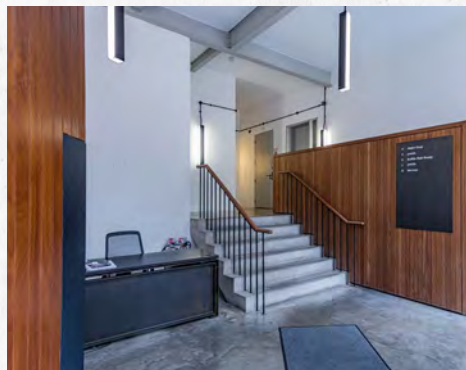




FULLY FITTED OFFICES

New River Yard consists of four office buildings set around a central courtyard, located on the confluence of Rosebery Avenue and Hardwick Street. The tranquillity of the immediate environment belies the site's location, a stone's throw from the bustle of Exmouth Market. The campus is easily accessible from Farringdon, Angel and King's Cross.

The campus offers a selection of offices of varying sizes, which have been architecturally designed to provide best-in-class accommodation. With a choice of fully furnished or CAT A units available, the spaces benefit from excellent ceiling heights, abundant natural light and original warehouse features, including exposed steel columns and beams.





THE NEW RIVER YARD CAMPUS

3-4 HARDWICK STREET

5-8 HARDWICK STREET

161 ROSEBERY AVENUE

151 ROSEBERY AVENUE



EXMOUTH MARKET

100 m



RIVER
NEW
YARD





EXMOUTH MARKET, CLERKENWELL

The campus is located less than 100m from Exmouth Market, a vibrant and lively street in the heart of Clerkenwell. The pedestrianised street is known for its bustling atmosphere, great food and drinks scene, and unique independent shops.

In addition to well known restaurants, including Moro, Caravan, Pizza Pilgrims and Berber & Q, the daily street food market makes this a vibrant destination for office occupiers and residents alike.



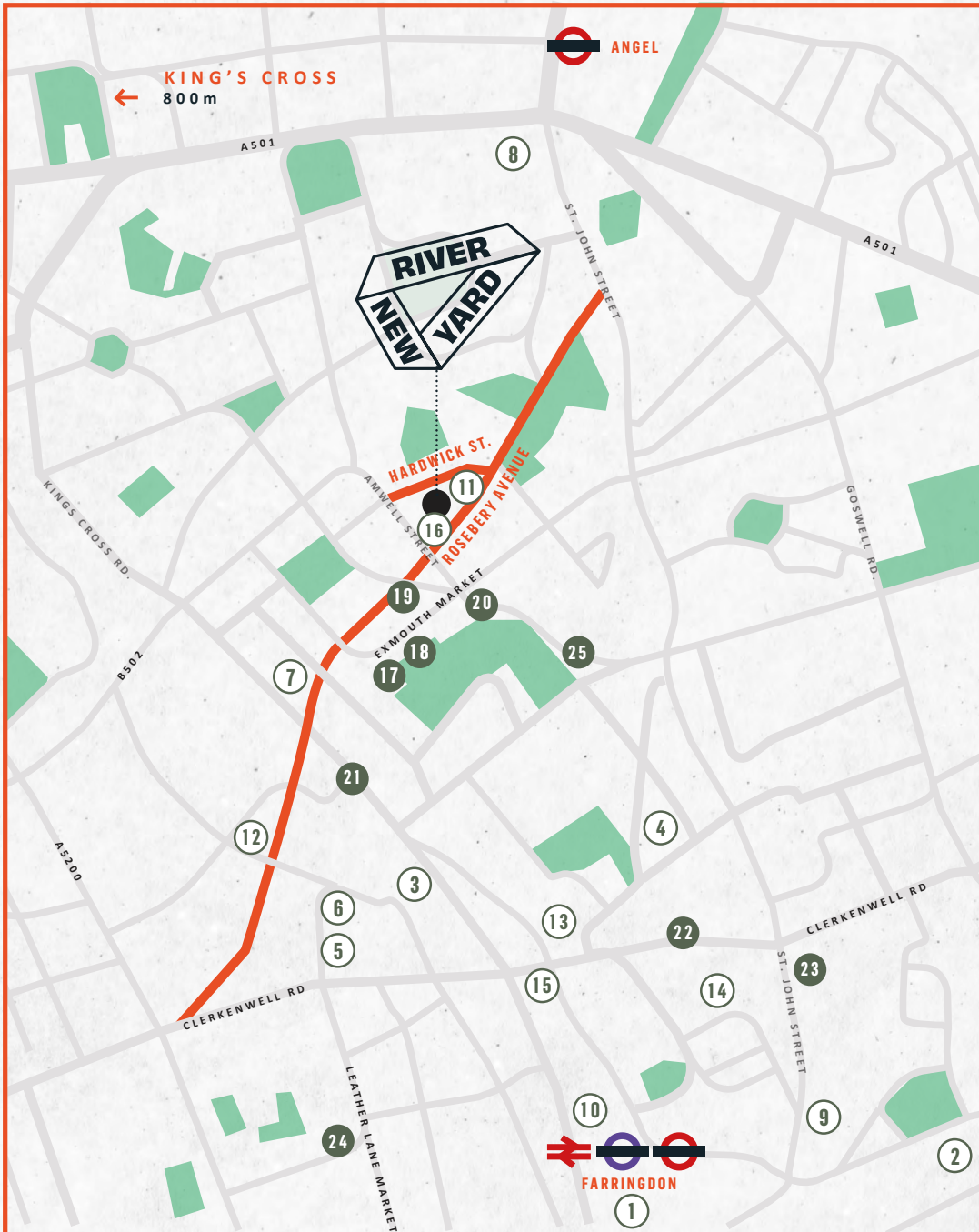


ANGEL, ISLINGTON

Adjacent to Clerkenwell and King's Cross, Angel is one of London's most lively neighbourhoods, and is a go-to destination for occupiers seeking a more creative, trendy alternative to The City.

As well as being home to several beautiful parks and green spaces, there is an abundance of cafes and restaurants around Upper Street including Ottolenghi, The Breakfast Club and Bellanger.





LOCAL AREA

LOCAL OCCUPIERS

1. Snapchat
2. Tiktok
3. LinkedIn
4. Unilever
5. Adidas
6. Moonpig
7. Amnesty International
8. Expedia
9. Ticketmaster
10. Depop
11. Stranger and Stranger
12. Fred Perry
13. Knotel
14. Macmillan Publishers
15. Grimshaw Architects
16. Oliver Marketing

LEISURE

17. Exmouth Market
18. Macellaio RC
19. Briki
20. Coin Laundry
21. The Eagle
22. Brewdog
23. Luca
24. Leather Lane Market
25. Granger & Co.

TRANSPORT

ANGEL STATION 🚶 5 minutes

- Northern Line

FARRINGDON STATION 🚶 10 minutes

- Elizabeth Line
- Thameslink
- Circle Line
- Hammersmith & City Line
- Metropolitan Line
- National Rail

KING'S CROSS STATION 🚶 13 minutes

- Circle Line
- Picadilly Line
- Northern Line
- Hammersmith & City Line
- Metropolitan Line
- Victoria Line
- National Rail



5-8 HARDWICK STREET FIRST FLOOR WEST

2,804 SQ FT

- Newly Refurbished
- Fully Furnished
- Air Conditioning
- Newly Fitted Kitchen
- Meeting Rooms
- Brand New Wooden Flooring
- Exposed Steel Columns and Beams





161 ROSEBERY AVENUE GROUND FLOOR

1,113 SQ FT

- Newly Refurbished
- Plug & Play
- Air Conditioning
- 6-8 Person Meeting Room
- Wooden Flooring
- Excellent Natural





3-4 HARDWICK STREET GROUND FLOOR

2,060 SQ FT

- Self-Contained Entrance
- High Ceilings
- Large Boardroom
- Original Steel Columns
- Polished Concrete Floor
- Fitted Kitchen





AVAILABILITY

Unit	Size (sq. ft.)	Rent (psf)	Business Rates (psf)	Service Charge	Specification	Date Available
5-8 HARDWICK STREET						
2nd floor East, 5-8 Hardwick Street	2,682	£69.50	£17.66	£8.83	CAT A+	Now
3-4 HARDWICK STREET						
Ground Floor, 3-4 Hardwick Street	2,060	£57.50	£18.14	£9.76	CAT A	Now
161 ROSEBERY AVENUE						
3rd Floor, 161 Rosebery Avenue	1,182	TBC	TBC	TBC	TBC	March 2024



Further information:

Terms

Flexible lease terms available on application.

Viewings

for further information please contact the sole letting agents:

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