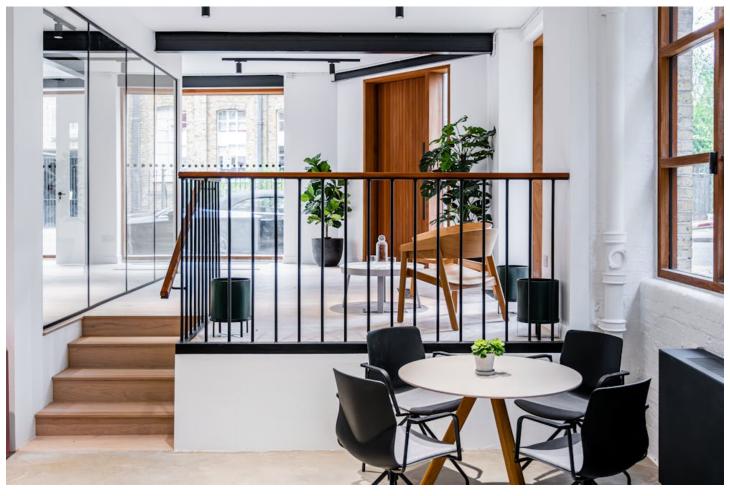
ELLIS BROWN

OFFICES TO LET

3-4 Hardwick Street, EC1R 4RB 2,060 - 4,661 sq ft

Refurbished office suites available to rent moments from Exmouth Market.







Ellis Brown 18-20 St. John Street London, EC1M 4NX

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3-4 Hardwick Street, EC1R 4RB 2,060 - 4,661 sq ft

Description

3-4 Hardwick Street is a former warehouse building that has been converted into first class office accommodation. The Ground Floor is offered fully fitted whilst retaining some of the buildings original features such as exposed steel columns. The unit benefits from a polished concrete floor and offers a self-contained option.

Location

3-4 Hardwick Street is ideally located moments from Exmouth market which boasts an array of cafes, bars and restaurants that local occupiers can enjoy. The building is a short walk from both Angel and Farringdon Stations offering good transport accessibility.

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Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
Ground	2,060	191.38	£65	£19.35	£10.27	£16,243.10	£194,917.20	CAT A+	Available
2nd	2,601	241.64	-	£15.32	£10.27	£5,546.63	£66,559.59	CAT A+	Available
Total	4,661	433.02	£65	£17.34	£10.27	£21,789.73	£261,476.79		

VAT

PC

Self-contained On application

Air conditioning _____

Fully fitted Terms

Meeting rooms
On application

Excellent natural light

Generous floor to ceiling height

On application

Contact

Toby Thomas 07494 292 759 tthomas@ellisbrowncommercial.com

Tom Latham 07398 010 223 tlatham@ellisbrowncommercial.com

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