

ELLIS BROWN

OFFICES TO LET

Refurbished office suites available to rent moments from Exmouth Market.

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



Ellis Brown
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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.

Accommodation

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		

Features

Self-contained
Air conditioning
Fully fitted
Meeting rooms
Excellent natural light
Generous floor to ceiling height

EPC

On application

Terms

On application

VAT

On application

Contact

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