

ELLIS BROWN

OFFICES TO LET

Fully fitted and furnished design-led office space available to rent on a conventional or managed basis, moments from Exmouth Market.

3-4 Hardwick Street, EC1R 4RB
2,060 - 7,199 sq ft



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

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Description

3-4 Hardwick Street is a former warehouse building that has been converted into first class office accommodation. All floors are offered fully fitted and furnished, retaining many of the buildings original features such as exposed steel columns. The ground floor office benefits from a polished concrete floor and offers a self-contained option. The upper floors have refurbished and varnished wooden floors.

Location

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

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	£65	£15.32	£10.27	£19,635.38	£235,624.59	CAT A+	Available
1st	2,538	235.79	£59.50	£15.70	£10.27	£18,076.91	£216,922.86	CAT A+	Available
Total	7,199	668.81	£63.17	£16.79	£10.27	£53,955.39	£647,464.65		

Features

Self-contained Ground floor
Air conditioning
Fully fitted
Meeting rooms
Excellent natural light
Generous floor to ceiling height
DDA compliant
Lift accessibility

EPC

On application

Terms

On application

VAT

On application

Contact

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