

8-14 Vine Hill

A stunning open plan office set over 4th and Mezzanine floors with a characterful barrelled ceiling.

With huge double aspect windows wrapping around the entire office, the space is bathed in abundant natural light, offering up great views of Farringdon and Clerkenwell.

Accessible via passenger lift the space offers a kitchen with a bar seating area, one large glass partitioned meeting/conference room, and multiple break out areas provided throughout the office.



8-14 Vine Hill

London, EC1R 5DX



LEASE TERM

A new sub-lease until November 2024

SPECIFICATION

- Excellent Natural Light
- Air Conditioning
- LED Lighting
- Passenger Lift
- Kitchenette
- 24/7 Access
- Showers & Bike Storage
- Newly refurbished
- Fully Fitted Plug & Play
- Fully Accessible Raised Flooring
- Entry Phone System
- Fitted Meeting Rooms

AVAILABILITY

| FLOOR: | AREA (SQ FT) | RENT (PER SQ FT) | BUSINESS RATES (PER SQ FT) | SERVICE CHARGE (PER SQ FT) | TOTAL COST (PER ANNUM) | STATUS |
|-----------|--------------|------------------|----------------------------|----------------------------|------------------------|-----------|
| 4th & Mez | 3,491 | £55 | £16.80 | £12 | £292,545 | Available |

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Located within the historic Farringdon/Clerkenwell area, Vine Hill is perfectly connected to nearby transport hubs with Chancery Lane and Farringdon Stations less than a 10 minute walk away. Farringdon Station provides transport across the Hammersmith and city, metropolitan, Elizabeth and Thameslink lines, granting great access to the outreaches of London. Nearby attractions and landmarks include the luxurious Hatton Garden, Cow Cross Yard and St Pauls Cathedral.

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