

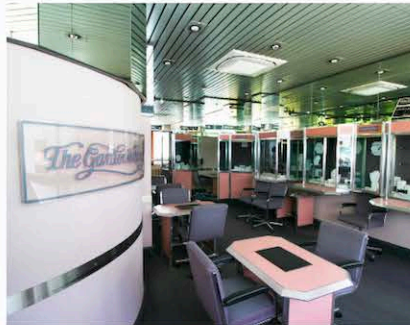


OFFICE  
SPACE

TO LET

34-35

HATTON GARDEN,  
CENTRAL LONDON



## ADDRESS AND SIZE

Central London, EC1N 8DX

15,221 sq ft (split into units)

## SUMMARY

Offering excellent access to the centre of London, Hatton Gardens is a superb property perfect for any business looking to grow its operations in the capital.

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

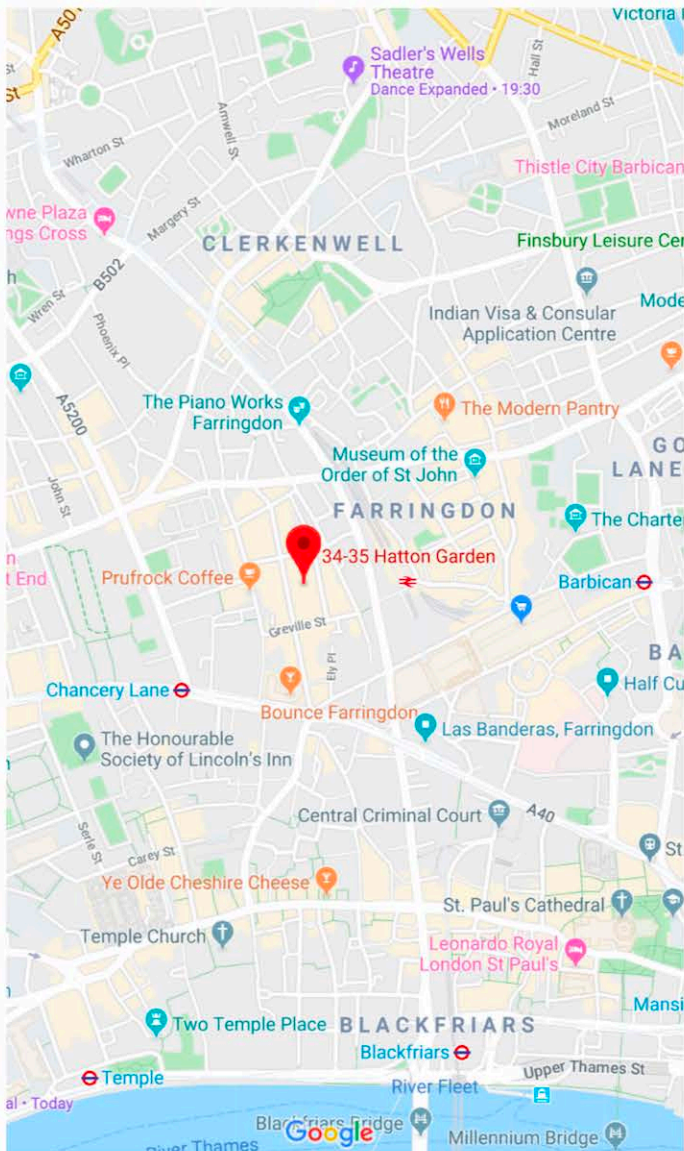
## GET IN TOUCH

📞 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business space to let throughout the UK



## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000  
 pallmallestates.co.uk  
 High value, low cost, flexible business space to let throughout the UK

## DESCRIPTION

Offering excellent access to the centre of London, Hatton Gardens is a superb property perfect for any business looking to grow its operations in the capital.

Hatton Gardens offers a number of excellent facilities, including close proximity to London's jewellery trade, a central London location, and flexible lease terms on application. There are a number of different spaces to choose from, so whatever size property you need, you'll be able to find the perfect space. Each property has full lift access to the other floors, meaning multi-floor lease options are available.

The front of the site includes a multi-storey office block while the rear includes a small courtyard and another multi-storey workshop block, perfect for businesses that need a bit of extra construction space.

## LOCATION

Hatton Garden's modern trade units to let are situated in the heart of the jewellery trade in London, just half a mile from the City's West End and even closer to London's Diamond Bourse - the UK's primary diamond trading floor. Farringdon tube station is in walking distance.

## FEATURES

- Flexible Office & Retail Space
- Prime Location in Central London
- Good road and rail links
- Central Courtyard

## UNIT SIZES

	Sq ft	Sq m
Basement	1,150	106.8
First Floor	500	46.5
Fourth Floor	350	32.5

## LEASE TERM

Flexible lease terms are available on application

## TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2014