

716 sq. ft.
Fully Fitted Office to Let



39 Hatton
Garden



PREMISES

InReal is delighted to announce the availability of the recently refurbished 4th and 5th floors of 39 Hatton Garden. These air-conditioned offices total 1,484 sq. ft. and are available on a floor-by-floor basis.

Each floor has been refurbished to a high standard with an open plan desk arrangement, a kitchen and a breakout area/annex. In addition, all tenants have access to an impressive roof terrace with fantastic views across London and a bookable meeting room.



LOCATION

This impressive town house building is located in the heart of Farringdon on the east side of Hatton Garden. The area is known for its extensive business history, great local food and strong transport connections.

Both Farringdon and Chancery Lane stations are easily accessible, connecting multiple tube lines and the National Rail Service

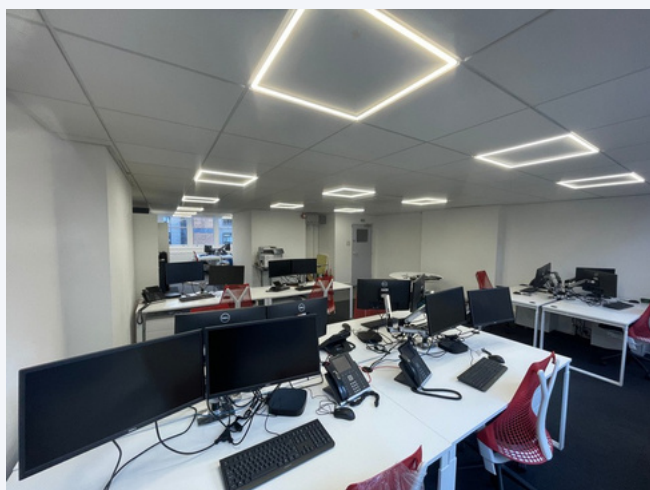
TRANSPORT

Farringdon | **5 mins** | Circle, Hammersmith & City, Metropolitan and Elizabeth line.

Chancery Lane | **6 mins** | Central Line.

City Thames Link Train Station | **14 mins.**





39 Hatton Garden, EC1N 8EH



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FEATURES

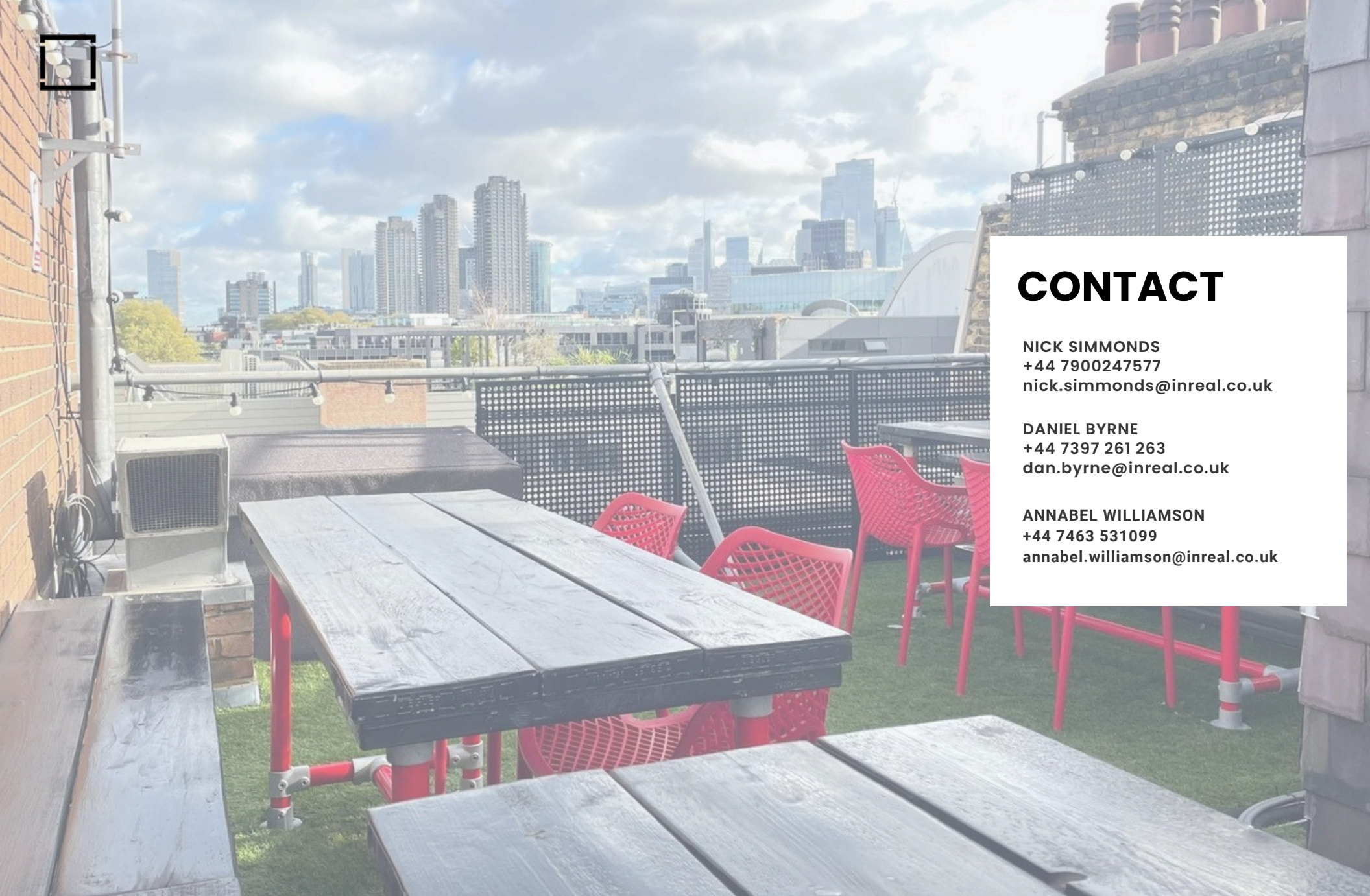
- 800 sq. ft. Roof Terrace
- Fitted / Plug & Play option
- 6-Person Passenger Lift
- Comfort Cooling Air Conditioning
- LED Luminaires Excellent Natural light on both sides
- Views of The City
- External Bookable Meeting Room
- Fibre Internet installed

TERMS

- Only £45 Per sq. ft.
- Flexible Lease
- New Lease From Landlord
- Elected for VAT



FLOOR	SIZE (SQ FT)	RENT (PER SQ. FT.)	Est. S/C (Per sq. ft.)	Est. Rates Pay (Per sq. ft.)	RENT (PCM) (inc)	RENT (PA) (inc)
5	716	£45.00	£11.00	£13.40	£4,141	£49,690



CONTACT

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