

3-7 HERBAL HILL EC1R 5EJ



4,147 SQ FT
FULLY INCLUSIVE & FITTED

EXCELLENT SHOWROOM POTENTIAL

PREMISES

INREAL is delighted to announce the availability of a fantastic air-conditioned fitted office.

The building features a modern reception with commissionaire, new LED lighting, and step-free access throughout.

This space benefits from bicycle storage, shower facilities, a newly installed VRF HVAC system, and engineered timber flooring across all areas as well as high-speed backbone fibre connectivity.



LOCATION

It is positioned in one of London's most established and highly desirable districts and is moments from Farringdon meaning it benefits from a close station with convenient connections across central London.

Many nearby amenities including cafes, bars and restaurants as well as Leather Lane food market.

Located a short walk away is Exmouth Market and Clerkenwell Green.

There are also excellent transport links via

Farringdon Station | 4 mins |
Metropolitan, Elizabeth line, Hammersmith & City,
Circle lines, Thameslink, National Rail.

Chancery Lane Station | 7 mins |
Central Line

Various bus routes - 55, 63, 243



FEATURES

- Prime Location
- Fully Furnished
- Air conditioning
- Staffed reception
- Passenger lift
- DDA Compliant
- 24 hour access
- End of trip facilities



TERMS

FLOOR	SIZE (SQ FT)	RENT (PER SQ. FT.)	Est. S/C (Per sq. ft.)	Est. Rates Pay (Per sq. ft.)	INC RENT (PCM)	INC RENT (PA)
Ground	4,147	£20.00	£5.55	£18.00	£6911.67	£82,940



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www.inreal.co.uk

CONTACT

Annabel Williamson

M: +44 7463 531 099

E: annabel.williamson@inreal.co.uk

Nick Simmonds

M: +44 7900 247 577

E: nick.simmonds@inreal.co.uk

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