



**AVISON
YOUNG**

36-38 Hatton Garden, London, EC1N 8EB

Office To Let | Rent on application | 2,884 to 5,891 sq ft

c.2,900-5,900 sqft Warehouse Style and Fully Fitted Office Space - Available as single floors or as a duplex.

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Summary

- Rent: Rent on application
- Business rates: £20.70 per sq ft 26/27
- Service charge: £6.91 per sq ft
- VAT: Applicable
- EPC: B
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings

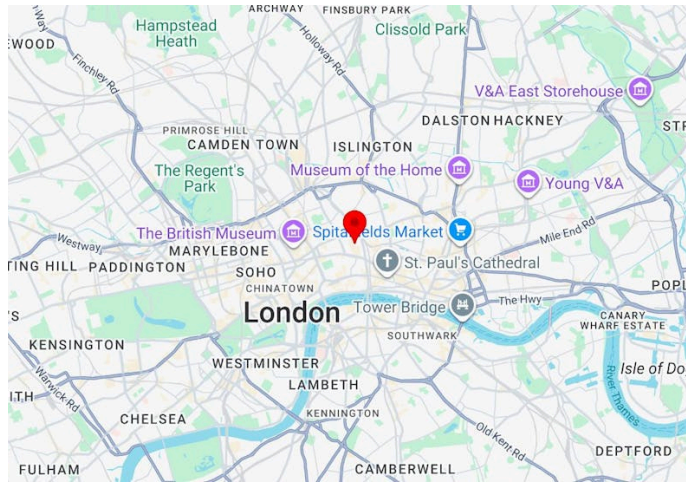


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Location

36-38 Hatton Garden is a few minutes walk from Farringdon and Chancery Lane underground stations. With the addition of the Elizabeth Line, Farringdon Station is now one of the best connected stations in the UK, with the London Underground and Thameslink providing fast links to outer London, the home counties, the West End, City, Canary Wharf as well as Heathrow, Gatwick and City Airports.

Description

Presenting a fully fitted duplex office located on the iconic Hatton Garden, right in the heart of Farringdon. Spanning 5,891 sq ft over the 2nd and 3rd floors, this space offers a private outdoor terrace with an abundance of natural light. The floors are also available separately, comprising 2,844 sq ft and 3,007 sq ft respectively.

Just a short walk from Farringdon Station, the office is well suited to a creative tenant looking for a practical, client-ready environment with well-equipped meeting rooms and generous desk space.

The building benefits from a large communal roof terrace and end-of-trip facilities, including showers and bike storage.

Key Points

- Fully Fitted Unit
- Largely Open Plan with a mix of Meeting Rooms
- Private Outdoor Terrace
- Heating and Air Conditioning
- Showers and Bike Storage
- Large Communal Terrace
- Available as single floors of c.3,000 sq ft or as a Duplex of c.6,000 sq ft.

Accommodation

Name	sq ft	sq m	Availability
3rd - Cat A+	3,007	279.36	Available
2nd - Cat A+	2,884	267.93	Available
Total	5,891	547.29	

Specifications

Available as a Duplex (c.6,000 sq ft) or as separate floors (c.3,000 sq ft each).

Fully Fitted - Largely open plan with a mix of 4 Meeting Rooms
Private Outdoor Terrace
Large communal Roof Terrace
Heating and Air Conditioning
Passenger Lift
Cycle Storage and Showers
24 Hour Access

Viewings

Strictly through join agents

Amenities & Specifications

Fitout Concept: CAT A+