



TO LET

770 TO 1,635 SQ FT
(71.54 TO 151.90 SQ M)

£52.50 PER SQ FT

**** New Media Style Fitted
Floors Available ** 1st floor
of 955 sq ft, 3rd floor of 865
sq ft and 4th floor of 770 sq
ft**

- 2nd floor "fully fitted" as a jewellery unit
- Comfort cooled
- Fibre connectivity
- Exposed brick feature wall
- Timber effect flooring
- Tea point
- Excellent natural light
- Passenger lift

Summary

Available Size	770 to 1,635 sq ft
Rent	£52.50 per sq ft
Business Rates	N/A
Service Charge	£20.33 per sq ft
VAT	Upon Enquiry
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

We have 3 floors to offer in the prominently positioned building along Hatton Garden. The 1st & 3rd floor unit are offered as fully fitted/furnished,. We are also offering the 4th floor which has been fitted to Cat A standard and is ready to be fully fitted to suit an incoming tenant's requirements.

Location

The building is located on the east side of Hatton Garden between its junctions with Greville Street and Charterhouse Street.

Accommodation

The 2nd floor is offered as a fully fitted jewellers unit with the 4th floor comprising an open plan area, in shell condition, ready to be finished off to an incoming tenant's requirements.

Name	sq ft	sq m	Availability
4th	770	71.54	Available
3rd	865	80.36	Available
2nd	990	91.97	Let
1st	955	88.72	Available
Total	3,580	332.59	

Specification

- Comfort cooled
- Exposed brick feature walls
- Kitchenette
- Fibre connectivity
- Passenger lift
- Video entryphone

Viewings

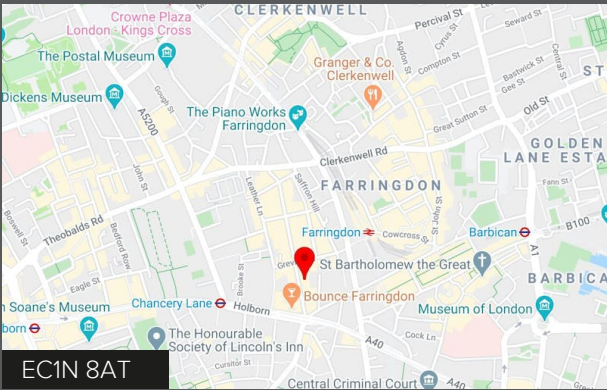
Strictly by prior appointment

Terms

New flexible lease/s are available from the freeholder for terms by arrangement.

Video

- Matterport - <https://my.matterport.com/show/?m=ar1X98RpJZY>



Viewing & Further Information



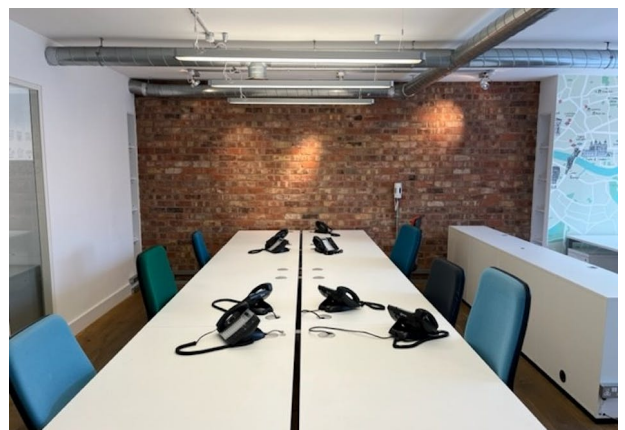
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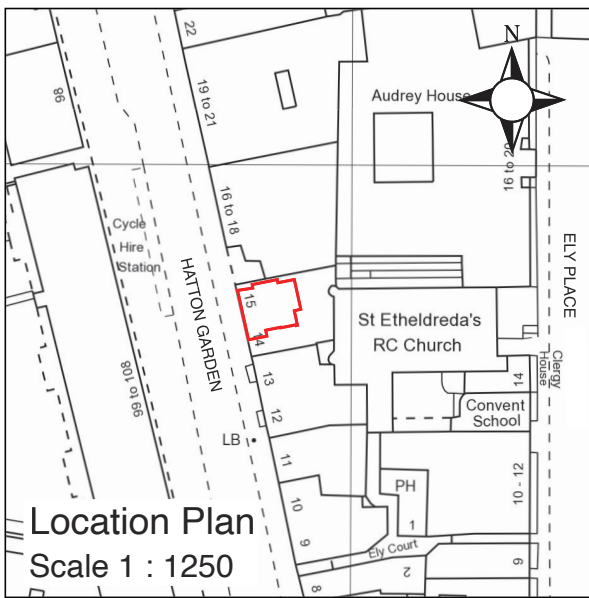




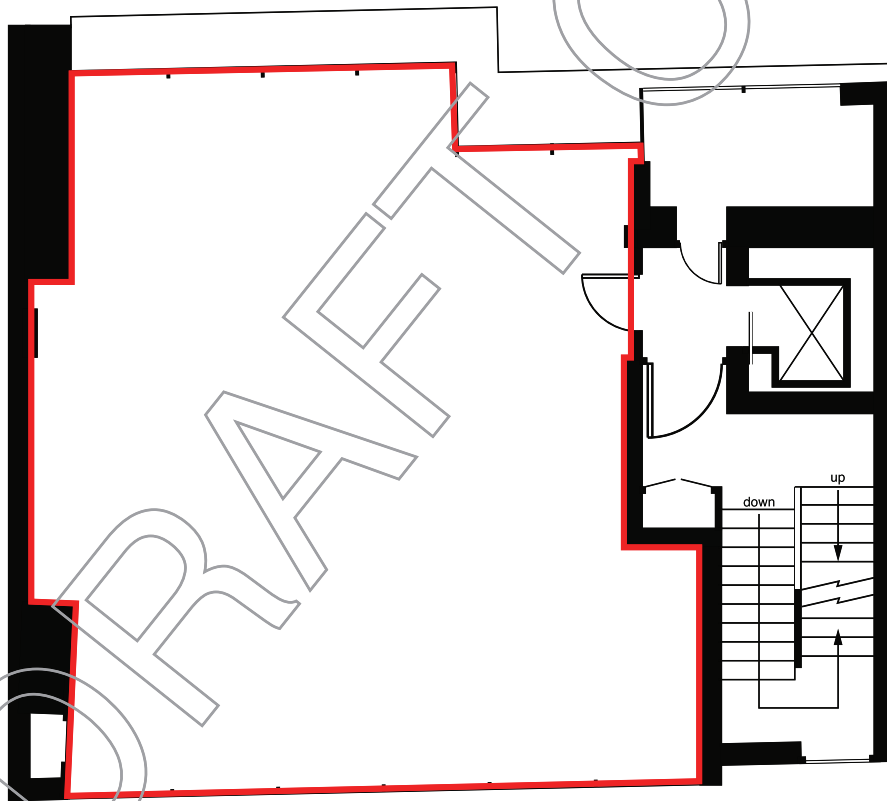
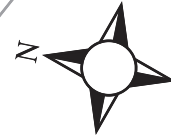
Fourth Floor Office
County House
14 Hatton Garden
London
EC1N 8AT

Scale 1:100

Fourth Floor



0 1m 2m 3m 4m 5m
SCALE BAR AT 1:100



PAVEMENT

HATTON GARDEN

NOTES	
Magnolia Square Limited 57 Rathbone Place London W1T 1JU	
020 7479 4855	
PRINT AT A4	
PROJECT County House 14 Hatton Garden London EC1N 8AT	
MEASURED SURVEY	
DRAWING TITLE LEASEPLAN	
SCALE 1:100	DATE JULY 2021
DRAWING NUMBER 1	21374