

PRELIMINARY DETAILS

PETERSHAM HOUSE

57A Hatton Garden, London, EC1N 8JG

A prominent and characterful self-contained building located in the heart of this vibrant Design and Tech led Hub comprising of 15,000 sq ft over Basement, Ground and 5 upper floors.

To Let



The building is offered in a shell condition ready for immediate refurbishment, providing a rare opportunity for an occupier to put their own stamp on it and or to work with the owners to create a tailored and unique working space.

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LOCATION

Located at the Clerkenwell Road end of Hatton Garden, taking up a prominent position on the corner of Hatton Garden and Hatton Wall, Farringdon Station, London Underground, Cross Rail and the Elizabeth Line are within 500m walking distance from the building,

DISCRIPTION

A striking 60's building arranged over basement, ground and 5 upper floors with 2 loading bays to the Hatton Wall elevation. The property is presented in a shell condition ready for immediate refurbishment. There is tremendous scope to create a unique and highly efficient flexible working environment. The current loading bays lend themselves to the repositioning of the entrance to create a standout double height foyer. Whilst the flat roof could be converted into a roof terrace providing a wellness amenity space.

ACCOMODATION

	Sq Ft	Sq Meters
5 th Floor	2,449	227.60
4 th Floor	2,444	227.14
3 rd Floor	2,375	220.72
2 nd Floor	2,399	222.96
1 st Floor	2,368	220.07
Ground Floor	1,242	115.43
<u>Basement</u>	<u>1,916</u>	<u>178.07</u>
Total	15,193	1411.99

TERMS

The entire building is available on a new lease direct from the Owner.

Option A – Taken as is enabling a new tenant to undertake a fully tailored refurbishment to their own specification. Rent Guided £35psf.

Option B – The Owner would refurbish working with the tenant to create a bespoke CAT A working space. Rent Guided £70psf, subject to terms, covenant and an agreed specification.

RATES

The building has been removed from the Valuation Rating list due to its stripped-out condition/shell condition and as such no rates are payable until the building is re occupied.

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