

Commercial Office Space

1,080 sq ft

Stylish office floor and lower ground to let

TO LET

19-21 Hatton Garden, Clerkenwell, EC1



LOCATION

The building is located in Hatton Garden, close to the junction with Holborn Circus. Hatton Garden is well positioned to provide easy access to The West End and The City. There is an excellent choice of bars, shopping and recreational facilities.

TRANSPORT

Farringdon Station (Metropolitan, Hammersmith & City, Circle lines and Thameslink)
Chancery Lane Station (Central line)



DESCRIPTION

Situated at the rear of the first floor, this is a bright studio style office with additional skylights provide excellent natural daylight. The office benefits from having basement storage space as well as the following:

AMENITIES

- Wood flooring
- Skylights
- Modern lighting
- Perimeter Trunking
- Electric heating
- Kitchenette
- Entry phone system

APPROXIMATE FLOOR AREAS

First floor rear	1,080 sq ft	100.3 sq m
Lower Ground	613 sq ft	56.9 sq m

LEASE

A new flexible lease for a term by arrangement.

RENT

First floor rear	£27.50 per sq ft
Lower Ground	£12.50 per sq ft

SERVICE CHARGE

The current service charge equates to £7.00 per sq ft plus VAT.

RATES

The rateable value is currently estimated to be £21,750.00. The estimated rates payable are £9,417.75 per annum which equates to £8.72 per sq ft.

The figures are sourced from www.businesslink.gov.uk

Interested parties must verify figures from the London Borough of Camden.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313
stephenpage@antonpage.com
harry@antonpage.com