

Commercial Office Space

721 – 1,439sq ft

Modern, bright office floors to let on Hatton Garden

TO LET

39 Hatton Garden, Clerkenwell, EC1N 8EH



LOCATION

The building is located in Hatton Garden, and is equidistant to Holborn Circus and Clerkenwell Road. Hatton Garden is well positioned to provide easy access to The West End and The City and is within a short walk of Farringdon and Chancery Lane underground stations.

TRANSPORT

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

64 Clerkenwell Road, London EC1M 5PX Tel: 020 7336 1313 Fax: 020 7608 2610

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DESCRIPTION

The offices are situated on the third and fifth floor and are open plan with a kitchenette to the rear. Located on the upper floors of the building, there is good natural daylight with windows on the front and rear. The space has recently been redecorated, has cabling and perimeter trunking in place as well as comfort-cooling.

AMENITIES

- Passenger lift
- Entry phone system
- Kitchenette
- Newly decorated
- Perimeter trunking
- Central heating
- Part comfort-cooling
- Modern reception area

APPROXIMATE FLOOR AREAS

Fifth floor	721 sq ft	67.05 sq m
Third Floor	718 sq ft	65.50 sq m

LEASE

New full repairing and insuring leases for a term by arrangement.

RENT

£20,000 per annum plus VAT (per floor).

SERVICE CHARGE

We are informed that the current service charge is approximately £5,345 per annum for the 5th floor and £5,380 per annum for the 3rd floor.

RATES

The estimated rates payable for the current year are as follows:

3rd floor –£7,328 (£10.21 per sq ft)
5th floor – £6,947 (£9.67 per sq ft)

These figures are sourced from www.business.gov.uk.

Interested parties must verify these 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

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