



5-9 Hatton Wall

London, EC1N 8HX

**GROUND AND LOWER
GROUND IN HATTON
GARDEN WITH
VALUABLE WINDOW
FRONTAGE**

**4,876 sq ft
(453 sq m)**

- Converted warehouse
- Good floor to ceiling heights
- Excellent natural light
- Could be used for Showroom or alternative occupiers
- Lower ground floor provides ample meeting rooms and large kitchen/breakout

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Description

A rare opportunity to lease a combined ground and lower ground (4,876 sq ft combined) office/showroom space, that can be used by a multitude of occupiers. The space benefits from excellent ceiling height, lots throughout, the ground floor currently comprises workstations, some informal meeting areas and a versatile nook area, perfect for zoom calls. The lower ground floor provides light and inspiring meeting rooms, with glazed partitions, a large communal kitchen/breakout area which can also double up as collaborative space.

Location

The property is located on the south side of Hatton Wall, between Hatton Garden and Saffron Hill, being a short walk to both Farringdon station and Chancery Lane, therefore giving quick and easy access to the City, West End and beyond. Leather Lane street market is at the end of the road providing a wide range of street foods and retail.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,367	219.90	Available
Lower Ground	1,762	163.70	Available
Total	4,129	383.60	

Specification

Concrete floors
Perimeter trunking
Comfort cooling
Gas C/H
Passenger lift
Kitchenette
Excellent natural light
Common areas recently refurbished
Communal showers

Viewings

By appointment with joint agents Stirling Ackroyd and Gale Priggen

Terms

New lease direct from freeholder

Video Tour

<https://vimeo.com/739604447>



Summary

Available Size	4,876 sq ft
Rent	£185,000 Per annum
Rates Payable	£16.40 Per sq ft to be confirmed
Service Charge	£3.50 Per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information

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