



TO LET

**12 Greenhill's Rents,
London, EC1M 6BN**

900 to 1,830 sq ft

Fitted offices in the heart
of Smithfield



VIDEO TOUR

stirlingackroyd.com



Description

Comprising light and spacious open plan floors, located in an attractive street on Greenhill's Rents, just off Cowcross Street. The space has just been refurbished and provides an inspiring and creative workspace, perfect for the occupiers who rely on good natural light and design led working environments.

The premises have timber flooring, LED lighting, large windows overlooking the rooftops of Smithfield Market, each floor has a critical style glazed meeting room which provides private space, along with workstations and breakout areas.

The floors are available fully fitted and have the benefit of communal showers, kitchen and wc's.

Location

Situated in the heart of Farringdon nearby to the well known Smithfield Market, and also within close proximity to Farringdon's popular restaurants, bars and coffee shops, including Smith of Smithfield. The unit is also within walking distance from Farringdon Station (Elizabeth, Circle, Hammersmith & City, Metropolitan, Thameslink).

Key points

- Excellent natural light
- Attractive open plan layout
- Timber floors
- Available immediately on flexible terms
- Internal meeting room
- Self contained WC and kitchen
- Superfast broadband, 1GB leased line





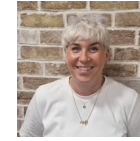
Accommodation

Name	sq ft	sq m	Availability
3rd	900	83.61	Under Offer
2nd	900	83.61	Available
1st	1,830	170.01	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£50.00 per sq ft
Rates	£12.10 per sq ft
Service Charge	£6.50 per sq ft includes 1GB superfast line
VAT	Applicable
EPC	D (77)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
07947728313
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 16/04/2024