



## 59-61 Hatton Garden

London, EC1N 8LS

**Ground floor unit with original features in a Grade II listed building on Hatton Garden.**

**784 sq ft**

(72.84 sq m)

- Original features
- Ground floor
- Wooden flooring
- Excellent natural light
- Kitchen and toilet facilities
- Meeting room
- 24/7 access

# 59-61 Hatton Garden, London, EC1N 8LS

## Summary

<b>Available Size</b>	784 sq ft
<b>Rent</b>	£35.00 per sq ft
<b>Rates Payable</b>	£15,344.25 per annum
<b>Rateable Value</b>	£30,750
<b>Service Charge</b>	£3,089.66 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

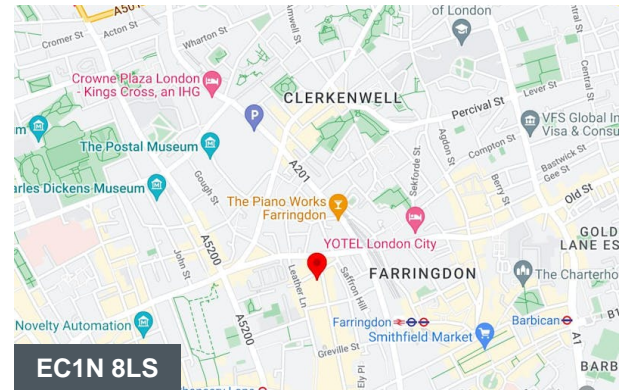
## Description

Ground floor unit with original features in a Grade II listed building on Hatton Garden. The characterful space comes equipped with a meeting area, wooden flooring, a meeting room, great lighting and kitchen and toilet facilities. The building is superbly located, with Farringdon Station a 5 minute walk, Chancery Lane a 7 minute walk and bus stops in close proximity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge	Availability
Ground	784	£27,440 /annum	£15,344.25 /annum	£3,089.66 /annum	Available
<b>Total</b>	<b>784</b>				



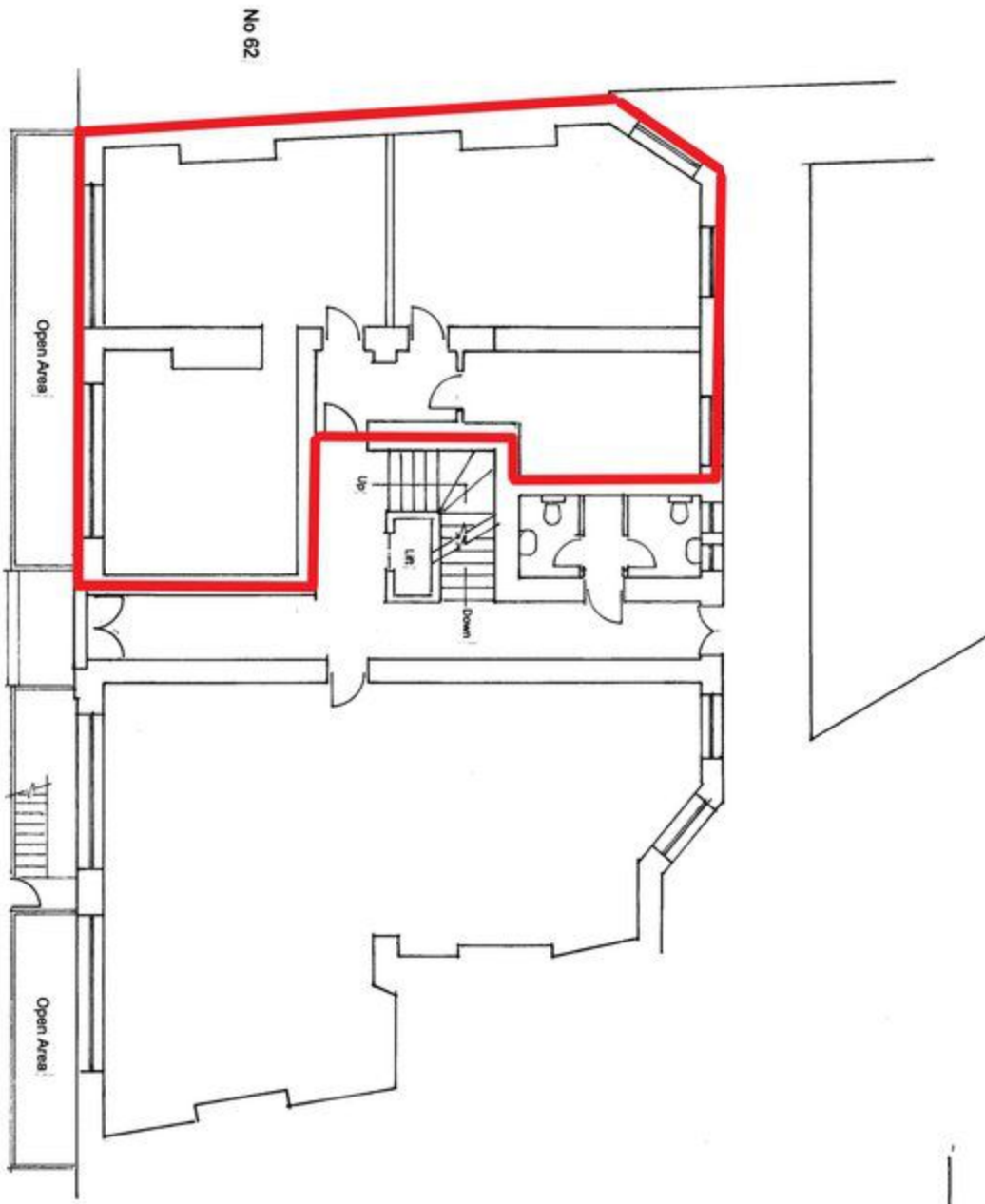
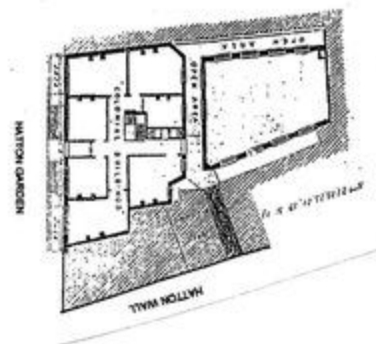
## Viewing & Further Information



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**GROUND FLOOR PLAN**

**COLONIAL BUILDINGS  
59-61 HATTON GARDEN  
LONDON EC1**

**GROUND FLOOR PLAN**

**Drawing No 159/02  
Scale 1:100  
Date Mar 2008**