London 8-10 Hatton Garden ECIN 8AH

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Brand newly refurbished and fitted office spaces available for rent in the heart of Farringdon

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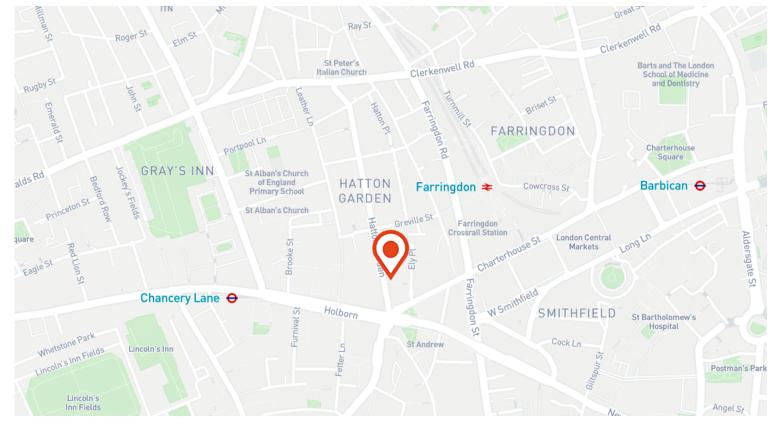
For Rent 1,482 to 5,288 ft <sup>2</sup>

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#### Location

8-10 Hatton Garden is a few minutes walk from Farringdon and Chancery Lane underground stations. With the Elizabeth line now open, Farringdon Station is one of the best connected stations in the UK, with the London Underground and Thameslink providing fast links to outer London, the home counties, the West End, City, Canary Wharf as wall as Heathrow, Gatwick and City Airports.

A bustling district with a cool and youthful vibe. Nearby Leather Lane is home to some of London's most revered food stalls and lunch spots, and the brand new Farringdon station is surrounded by great shops, cafés, pubs and restaurants. Local favourites include: Gails, Smiths of Smithfield and Luca, to name just a few.

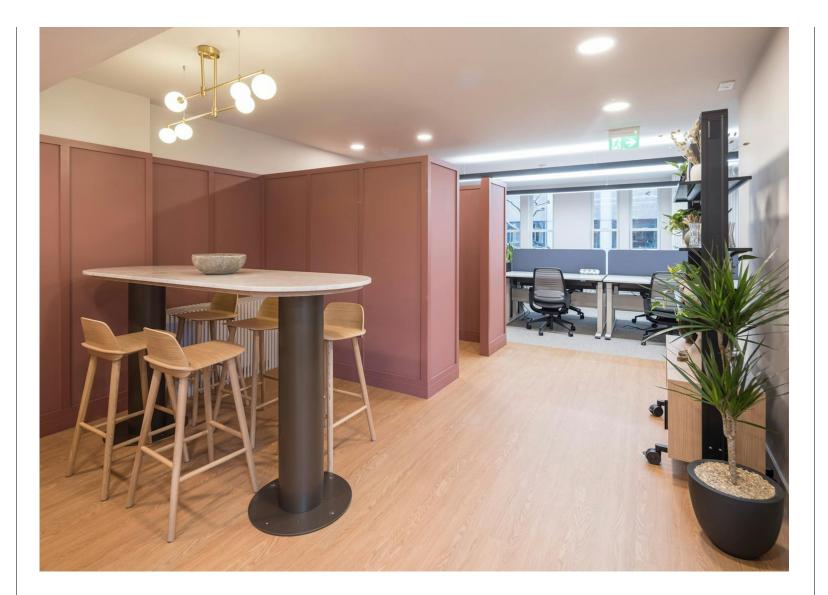
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#### Amenities

- Brand newly refurbished
- 1st & 2nd floors come fully fitted
- 3rd floor is partially fitted but can be fitted by separate negotiation
- New modern suspend lighting
- Air conditioning
- Kitchenette in situ
- Meeting rooms
- WC's
- Passenger lift

#### Description

Three fantastically refurbished and fitted / partially fitted office spaces available now for rent.

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For Rent 1,482 to 5,288 ft<sup>2</sup> Content

View on Website



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### Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	1,482	£65	£22.76	£8.73	£11,916.52	£142,998.18	Available
2nd	1,772	£69.50	£22.76	£8.73	£14,912.86	£178,954.28	Available
lst	2,034	£69.50	£22.76	£8.73	£17,117.81	£205,413.66	Available

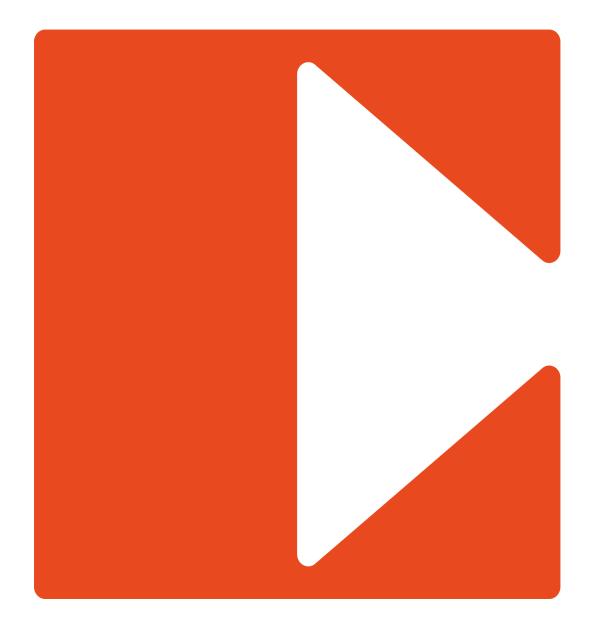
### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Emma Higgins eh@compton.london 07769 605 295

Shaun Simons ss@compton.london 07788 423131

Samantha-Jo Roberts sr@compton.london 07704343032



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