# Compton

**London**
8-10 Hatton Garden
EC1N 8AH

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

**For Rent**
1,482 to 5,288 ft ²

020 7101 2020
compton.london

# Compton

**London**
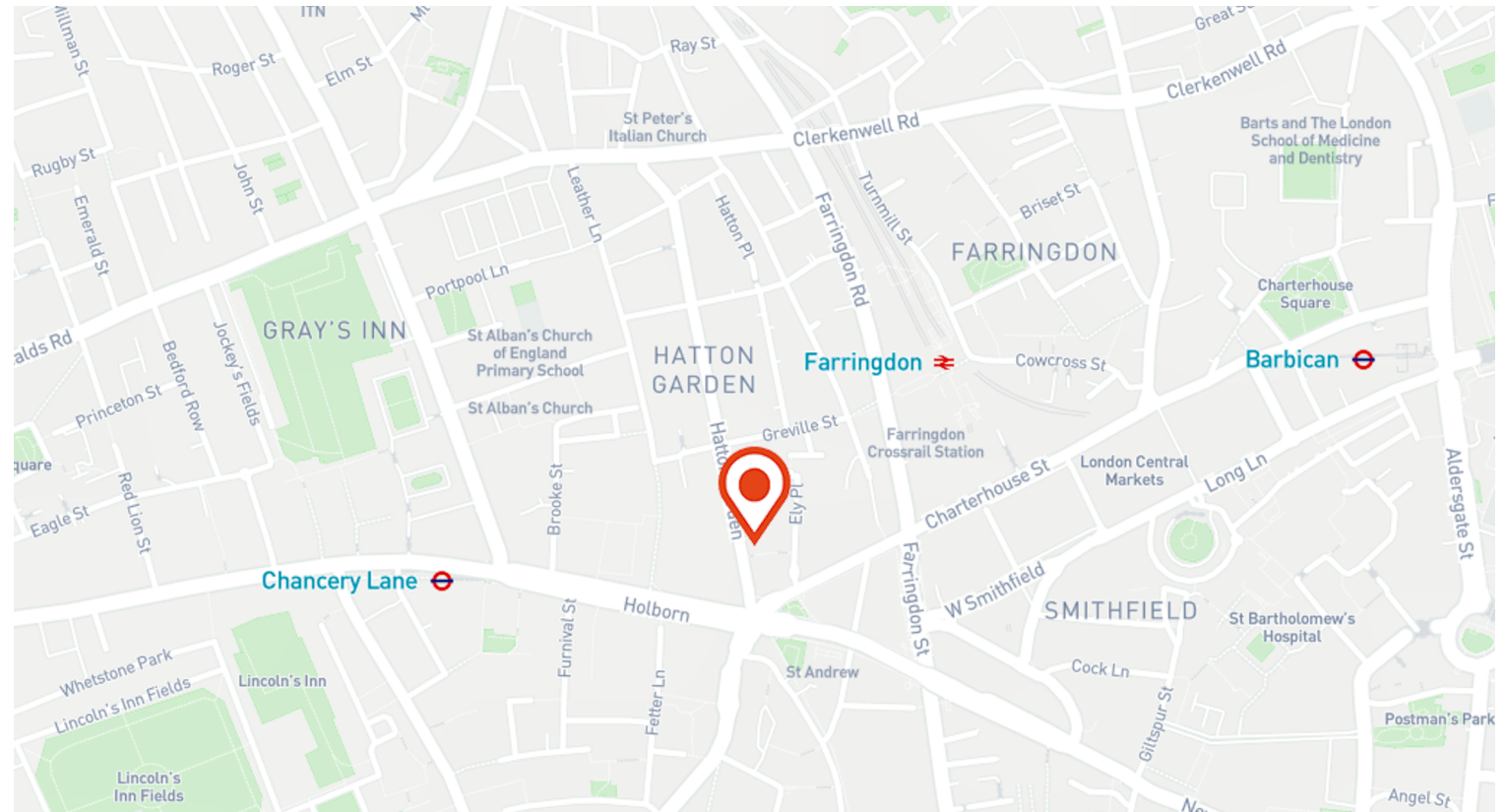8-10 Hatton Garden
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## Location

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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Exterior Image of Building

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2nd Floor

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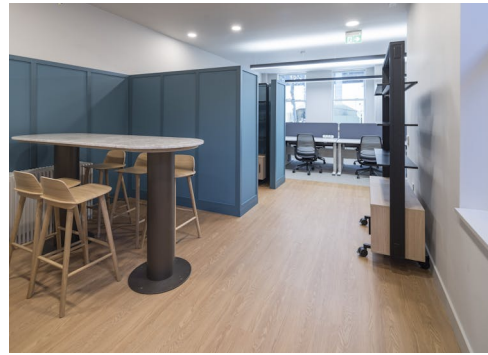
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## Amenities

- Brand newly refurbished
- 1st & 2nd floors come fully fitted
- 20-25 desks on each floor
- 2 x Meeting rooms on the 1st & 2nd Floors
- 1 x Meeting room on the 3rd Floor
- 3rd floor is partially fitted but can be fitted by separate negotiation
- New modern suspend lighting
- Air conditioning
- Kitchenette in situ
- WC's
- Passenger lift

## Description

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

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## Content

View on Website

# Compton

## 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 | £65 | £22.76 | £8.73 | £14,248.36 | £170,980.28 | Available |
| 1st | 2,034 | £69.50 | £22.76 | £8.73 | £17,117.81 | £205,413.66 | Available |

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