

Compton

*For Rent*  
**8-10 Hatton Garden  
Farringdon EC1**



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

**For Rent**

8-10 Hatton Garden  
Farringdon EC1N

**Size**

1,751 Ft<sup>2</sup>

**Rent**

£52.50 - £57.50 per sq ft

**Fitout**

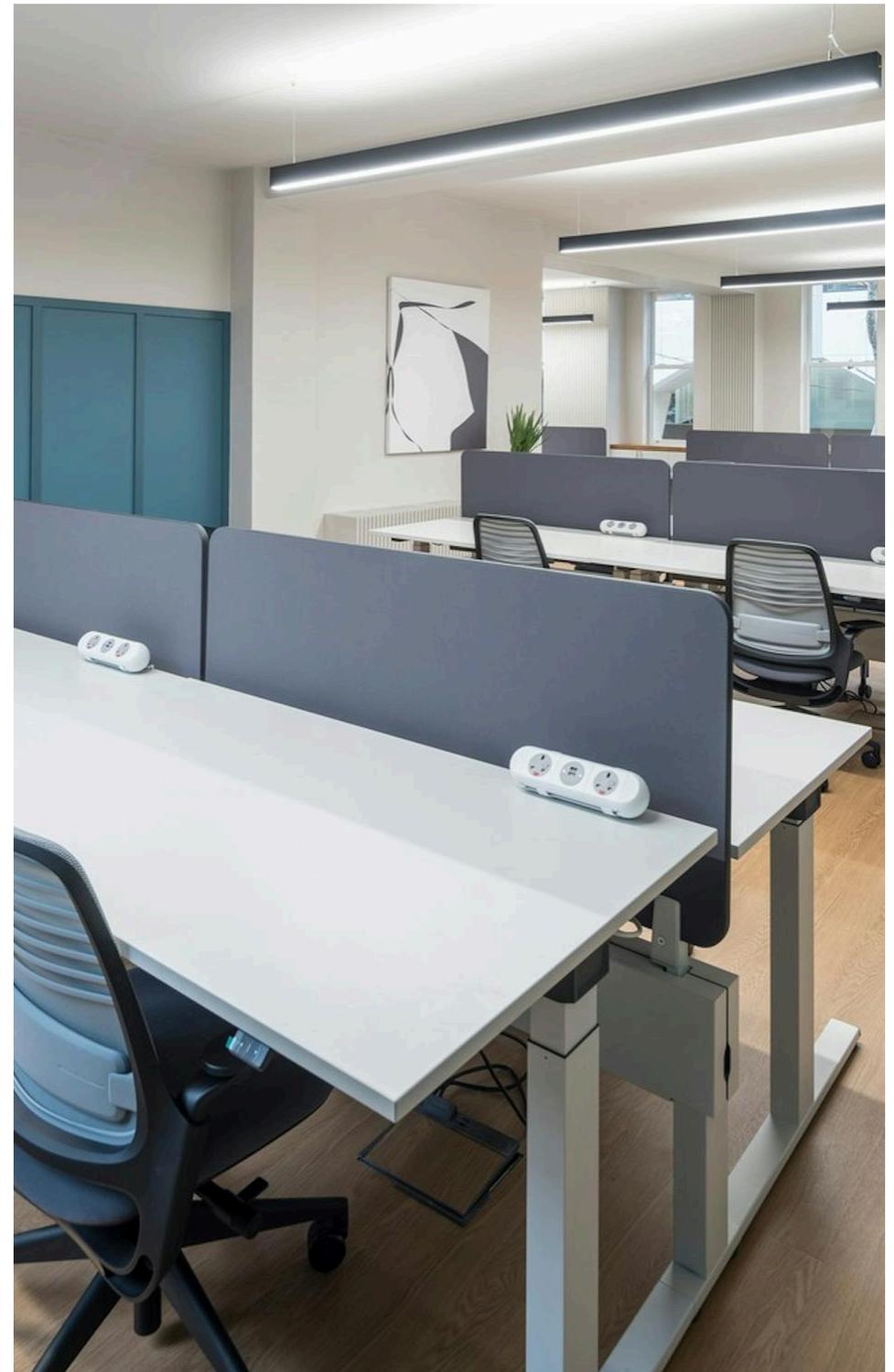
Fitted. All floors are fully fitted apart from the third floor which is partially fitted

**Description**

Two fantastically refurbished and fitted / partially fitted office spaces available now for rent in this elegant period building.

Each floor has been thoughtfully refurbished to create a refined, functional workspace, balancing traditional elegance with the flexibility and convenience of modern office standards. The interiors are bright and spacious, with flexible layouts that allow businesses to customise their space to suit a variety of professional needs.

Available on flexible lease terms, each floor is move-in ready and adaptable, perfect for companies looking for a distinctive environment with room to evolve.



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Farringdon EC1N

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*For Rent*

8-10 Hatton Garden  
Farringdon EC1N

*2nd Floor*

**Size**

1,751 Ft<sup>2</sup>

**Rent**

£52.50 - £57.50 per sq ft

**Fitout**

Fitted. All floors are fully fitted  
apart from the third floor which is  
partially fitted



Compton

For Rent

8-10 Hatton Garden  
Farringdon EC1N

1st Floor



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*For Rent*

8-10 Hatton Garden  
Farringdon EC1N

*1st Floor*



*2nd Floor*

## For Rent

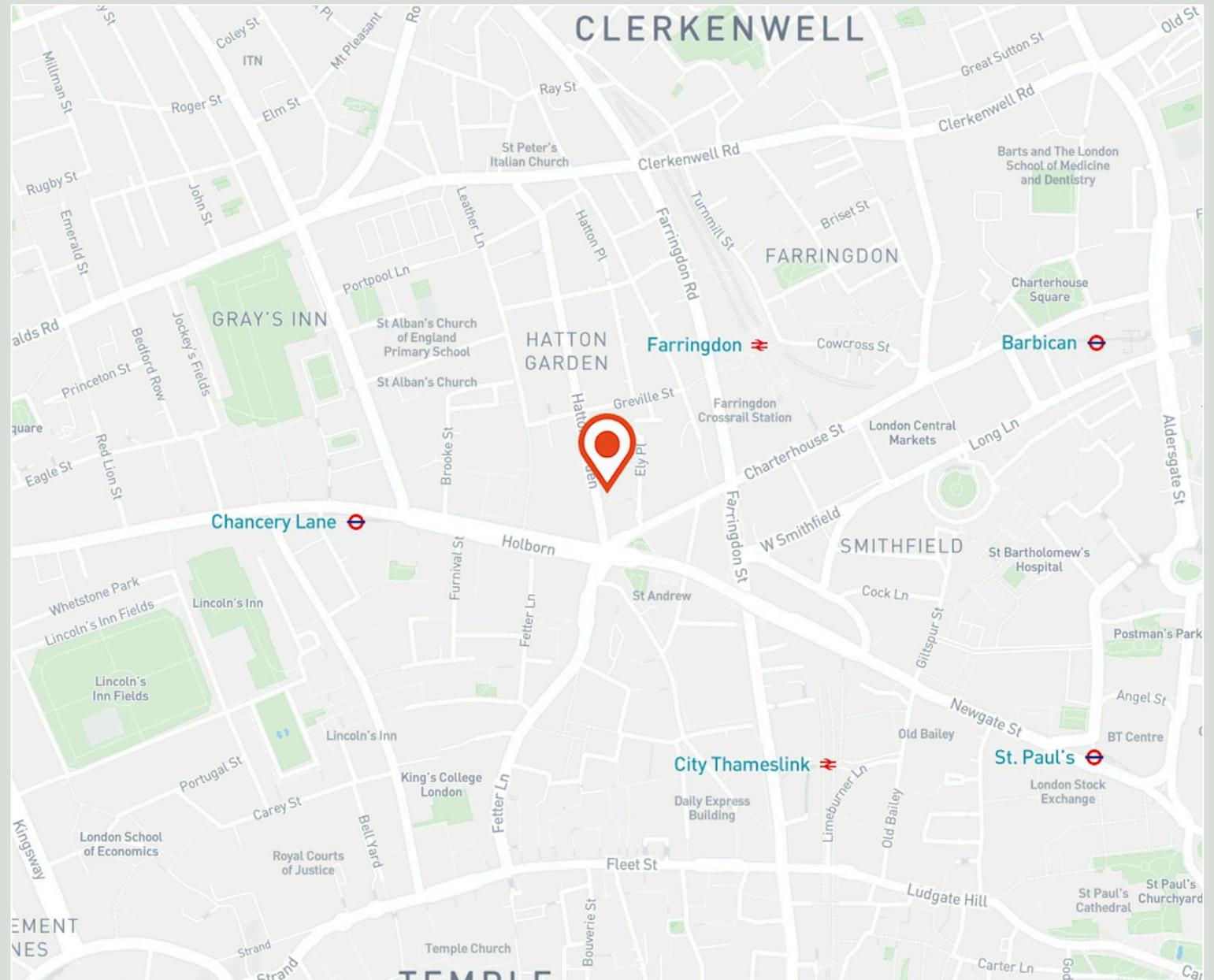
8-10 Hatton Garden  
Farringdon EC1N

## 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 well 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, cafes, pubs and restaurants. Local favourites include: Gails, Smiths of Smithfield and Luca, to name just a few.

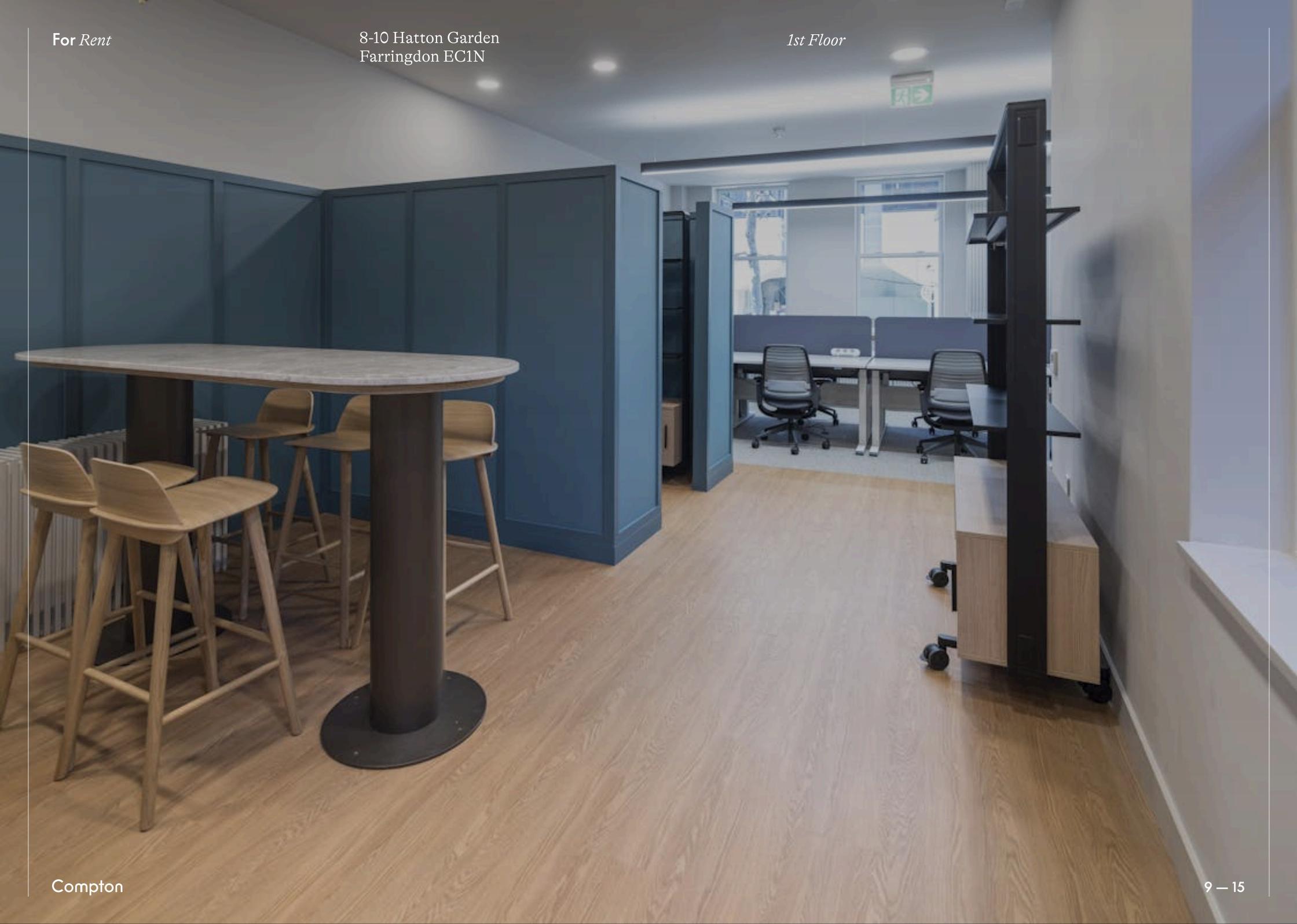
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For Rent

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Farringdon EC1N

1st Floor

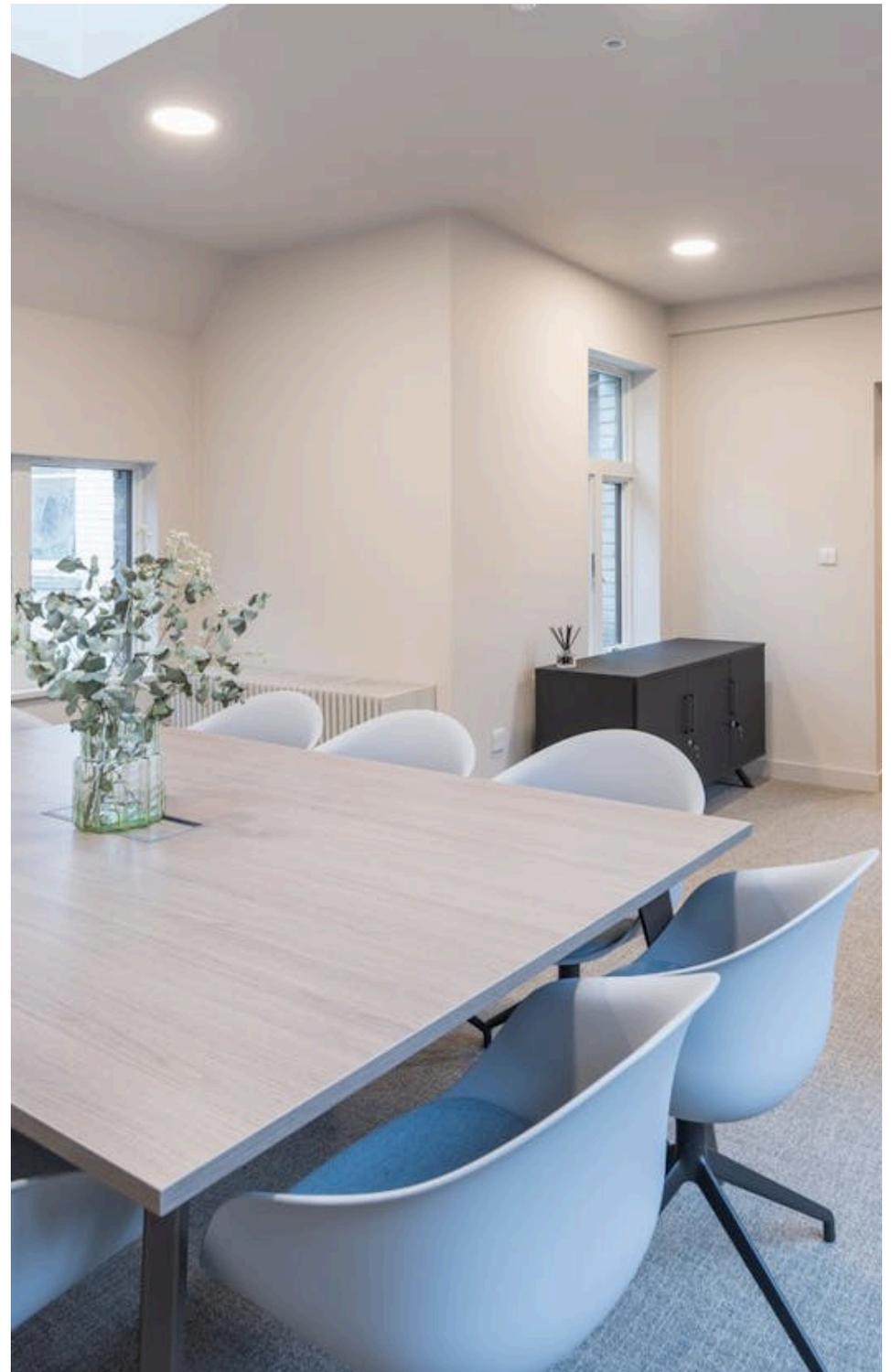


**For Rent**

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Farringdon EC1N

**Amenities**

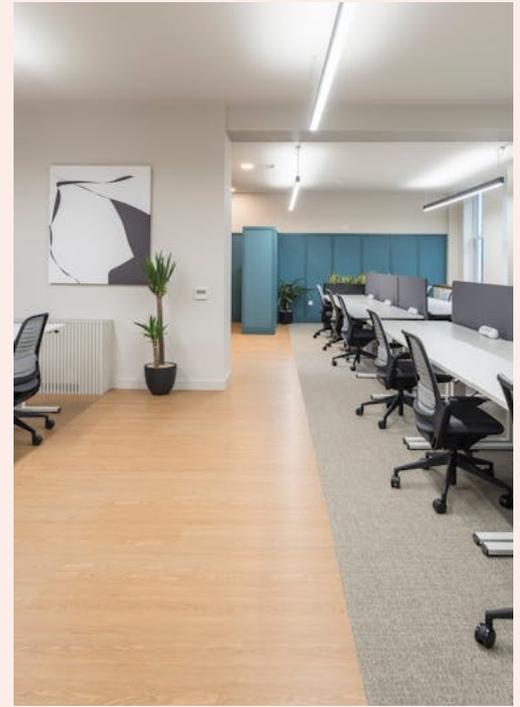
- Brand newly refurbished
- All available floors come fully fitted
- 20-25 desks on each floor
- 2 x Meeting rooms on the 1st & 2nd Floors
- 1 x Meeting room on the 3rd Floor
- The 4th & Mezzanine unit benefits from two private terraces
- New modern suspend lighting
- Air conditioning
- Kitchenette in situ
- WC's
- Passenger lift



*For Rent*

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*1st Floor*



*2nd Floor*

For Rent

8-10 Hatton Garden  
Farringdon EC1N

Availability

| Name             | Sq Ft | Rent (Sq Ft) | Rates Payable (Sq Ft) | Service Charge (Sq Ft) | Total Month | Total Year  | Availability |
|------------------|-------|--------------|-----------------------|------------------------|-------------|-------------|--------------|
| 3rd              | 1,482 | £52.50       | £22.76                | £8.73                  | £10,372.77  | £124,473.18 | Under Offer  |
| 2nd              | 1,772 | £59.50       | £22.76                | £8.73                  | £13,436.19  | £161,234.28 | Let          |
| 1st              | 2,034 | £57.50       | £22.76                | £8.73                  | £15,083.81  | £181,005.66 | Let          |
| 4th - 4th & Mezz | 1,751 | £65          | £22.76                | £8.73                  | £14,079.50  | £168,953.99 | Available    |

**For Rent**

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Farringdon EC1N

**Tenure**

New Lease

**Availability**

Available Immediately

**Legal Costs**

Each party to bear their own costs

**VAT**

Applicable

**Compton Concierge**

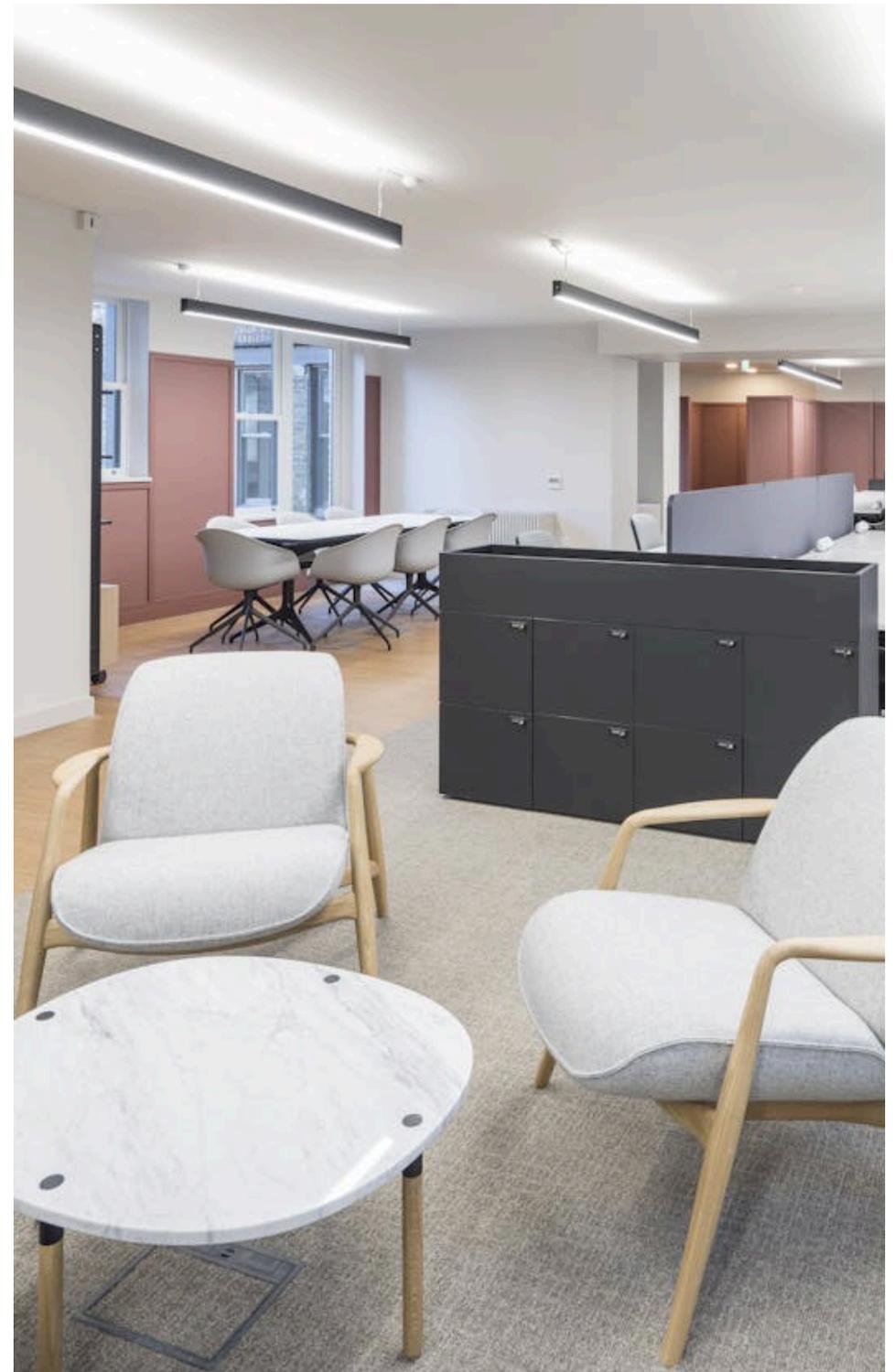
Want your workspace *managed*?

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[compton.london/concierge](https://compton.london/concierge)

**Content**

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