

# Compton

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## Farringdon

36-38 Hatton Garden  
EC1N 8EB

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Warehouse Style And Fully Fitted  
Duplex Office In The Heart Of  
Farringdon Available Now

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**For Rent**  
5,746 ft<sup>2</sup>

020 7101 2020  
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## Farringdon

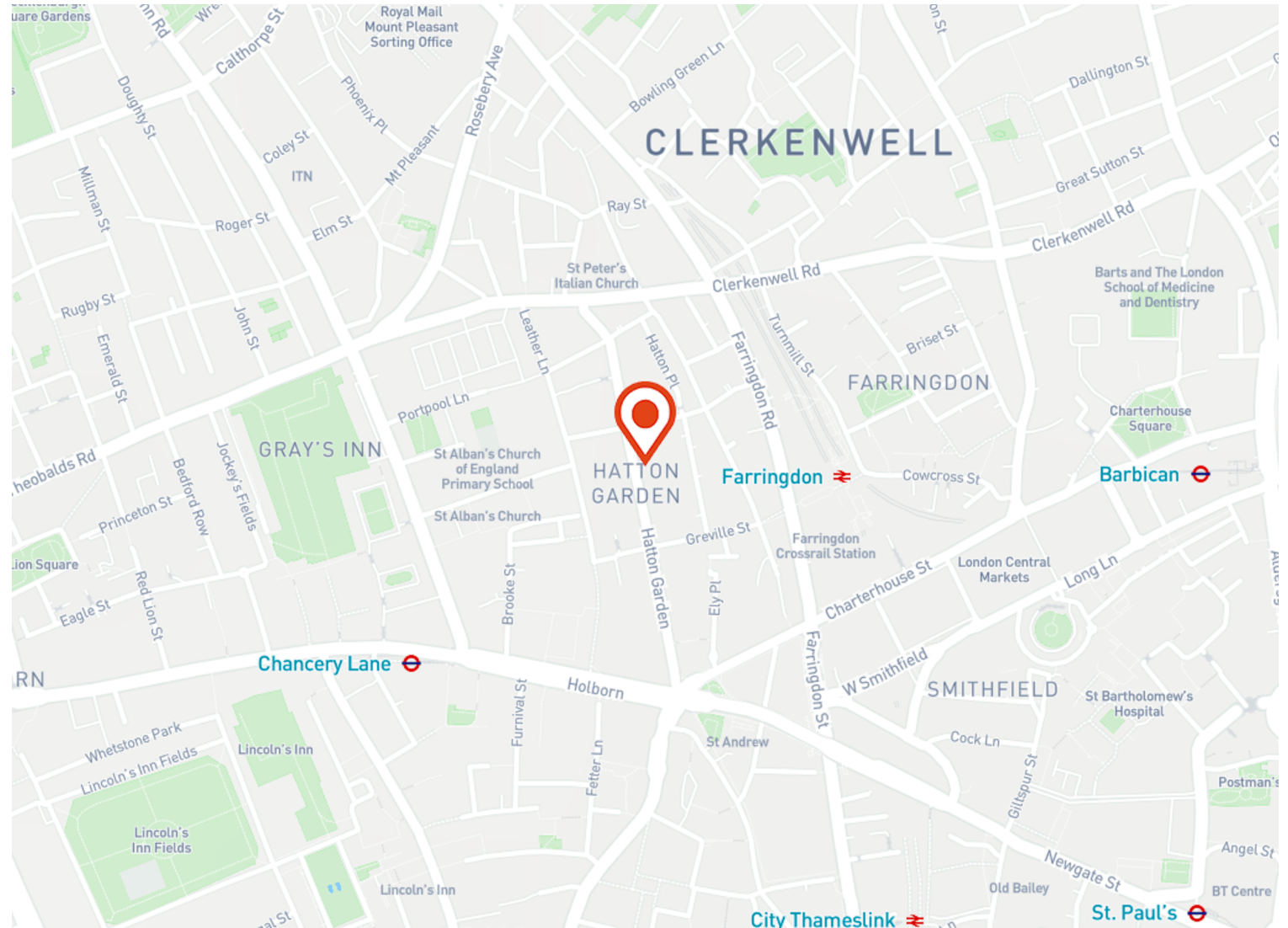
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## Location

36-38 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, cafés, pubs and restaurants. Local favourites include: Gails, Smiths of Smithfield and Luca, to name just a few.

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Building Exterior

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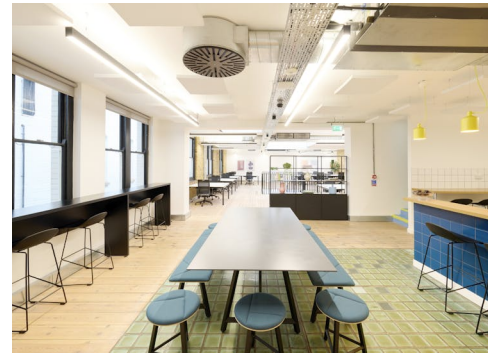
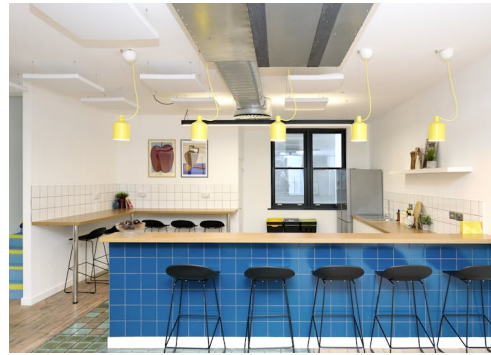
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## Amenities

- Duplex and Fully Fitted Unit
- 62 Desks
- 4 Meeting Rooms
- Booth Seating and Breakout Area
- Private Outdoor Terrace
- Large Communal Terrace
- Heating and Air Conditioning
- Excellent Natural Light
- End of Trip Facilities : Showers and Bike Storage
- Proximity to Farringdon Station and new Elizabeth Line

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## Description

Presenting a warehouse-style, fully fitted duplex office located on the iconic Hatton Garden, right in the heart of Farringdon, available now. Spanning an impressive 5,746 sqft, this space offers a private outdoor terrace, an abundance of natural light, and excellent end-of-trip facilities, including showers and bike storage.

Just moments away from Farringdon Station, the office is perfectly designed for a creative tenant looking for a vibrant, client-ready environment. With well-appointed meeting rooms and spacious desks, this property provides the ideal setting for businesses seeking both functionality and a striking aesthetic.

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## Content

Watch the film



View on Website



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable	Service (sq ft)Charge	Total /sq ft	Total month	Total year	Availability
Unit - Ground & 1st	5,746	£69	£22.28	£6.91	£98.19	£47,016.65	£564,199.74	Under Offer
Total	5,746	£69	£22.28	£6.91	£98.19	£47,016.65	£564,199.74	

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## Contact Us

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

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