

# HERBAL HOUSE 8 - 10 BACK HILL FARRINGDON LONDON, EC1R 5EN

**STUNNING DESIGN LED OFFICE FLOORS**  
**AVAILABLE TO LET**



## **GROUND & UPPER GROUND LEVELS**

**Plus the use of an extensive Breakout space and Basement Level**

### **DESCRIPTION:**

The unique space available at Herbal House on Ground and Upper Ground levels cater for collaborative open plan working.

The communal Basement level is shared with the Lower Ground tenant and features a large space for town halls, a variety of break out areas, extra meeting rooms, a gym, and a large kitchen. The end of journey facilities are extremely well appointed and provide easy access for the morning commute.

### **LOCATION:**

This iconic building is located in the heart of Farringdon at the northern end of Back Hill at the junction of Ray Street and Warner Street.

The area is very well served with numerous public transport links, with Farringdon Station (Elizabeth Line, Thameslink, Circle, Hammersmith & City Lines) located within a 5 minute walk and Chancery Lane (Central Line) Station also being within easy walking distance.



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UPPER GROUND LEVEL



GROUND &  
UPPER GROUND  
LEVELS





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COMMUNAL SHARED BASEMENT LEVEL



COMMUNAL SHARED  
BASEMENT LEVEL –  
ATRIUM VIEW





# HERBAL HOUSE

## 8 - 10 BACK HILL

### FARRINGDON

### LONDON, EC1R 5EN

#### ACCOMMODATION:

The available accommodation comprises the entire Ground and Upper Ground levels, together with 6,544 sq. ft of shared communal break out space at basement level shared with the Lower Ground tenant.

LEVEL	SIZE (sq. ft)	STATUS
Upper Ground	7,233	Available
Ground	8,600	Available
Lower Ground	13,254	LET
<b>Shared Communal Space</b>		
Shared Ground Floor Reception	1,400	Shared space with Lower Ground tenant
Share Basement Breakout Space	6,544	
<u>Total Shared Space</u>	<u>7,944</u>	
<b>Total over Ground and Upper Ground levels <u>15,833 sq. ft</u></b>		
Plus the use of 7,944 sq. ft of shared communal space at Ground and Basement level		

#### AMENITIES

- High Quality Fitted Out Space
- Large Feature Atrium
- Manned Reception & Security
- Extensive Communal Breakout Areas
- Meeting Rooms at Basement Level
- Bike Storage & Lockers
- Use of private Gym
- Shower & Changing Facilities

#### TERM

An assignment of the existing sub-lease for a term to expire in November 2027.

#### COSTS

On Application.

Viewings by arrangement through sole agent, Noble Harris:

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