

HURFORD**SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

Superb office in London's Jewellery District TO LET AS A WHOLE OR PER INDIVIDUAL FLOORS 130 Hatton Garden, London, EC1N 8DH



**702 Sq. ft. (65 Sq. m.) to 2106 Sq. ft. (195.6 Sq. m.) N.I.A.
Quoting Rent: £28,080 to £89,500 pax**

LOCATION

Hatton Garden is world-renowned as the historic hub of London's jewellery trade. Dating back to the 19th century, the area has long been synonymous with craftsmanship and luxury. Today, it remains a vibrant centre for jewellery, hosting numerous boutiques, workshops, and suppliers catering to both traditional and contemporary tastes. In addition to its rich history, Hatton Garden offers excellent transport links, trendy cafes, and a dynamic business community, making it a sought-after location for diverse industries.

TRANSPORT

The area is exceptionally well-connected, offering convenient access to various transport links. The office is just a short walk from Farringdon Station, which provides access to the Elizabeth Line,

Misrepresentation Act

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Thameslink, and London Underground services via the Circle, Hammersmith & City, and Metropolitan lines.

Chancery Lane Station, on the Central Line, is also within easy reach, ensuring seamless connections across London. Additionally, numerous bus routes serve the area, and major hubs like King's Cross St Pancras and Liverpool Street are only a few stops away, making it an ideal location for commuting and meeting clients.

DESCRIPTION

This attractive period building offers class E space over 3 floors with the typical floor plate extending to approximately 702 sq. ft. NIA. (956 G.I.A.)

Total accommodation available from 702 to 2106 sq. ft. Net Internal Areas.

All three floors offer modern fittings, plenty of natural light, demised toilets and contemporary kitchenettes on each one. The first and second floors also benefit from high ceilings.

MAIN FEATURES

- Prime Hatton Garden Address
- Close to Farringdon Station
- Plenty of Natural Light
- Newly refurbished
- WC and Kitchenettes on each floor
- Entry system

Areas (N.I.A.)	Sq. M.	Sq. Ft.
First floor office	65.2	702
Second floor office	65.2	702
Third floor office	65.2	702
Total	195.6	2,106

LEASE

A new Full Insuring and Repairing (FRI) Lease direct from the landlord, for a term to be arrange

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RENT

Third floor	£28,080 per annum
Second Floor	£29,835 per annum
First floor	£31,590 per annum
Total	£89,500 per annum

Rents are exclusive of business rates, service charge, vat, utilities and other outgoings.

ANNUAL BUSINESS RATES

Approximately £16.7 psf. We advise interested parties to make their own enquiries with the Local Authority.

ANNUAL SERVICE CHARGE

Approximately £6 psf.

LOCAL AUTHORITY

London Borough of Camden

VAT

Rents are exclusive of VAT which is applicable.

EPC

Available Upon Request

LEGAL COSTS

Each party to bear their own legal costs

FURTHER INFORMATION

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