

14 Hatton Garden

County House. London. EC1N 8AT



TO LET

770 TO 990 SQ FT
(71.54 TO 91.97 SQ M)

£47.50 - £52.50 PER SQ FT

**** New Instruction **** 2nd
floor of 990 sq ft and 4th
floor of 770 sq ft

- 2nd floor "fully fitted" as a jewellery unit
- Comfort cooled
- Fibre connectivity
- Exposed brick feature wall (4th floor)
- Timber effect flooring
- Tea point
- Excellent natural light
- Passenger lift

Summary

Available Size	770 to 990 sq ft
Rent	£47.50 - £52.50 per sq ft
Rates Payable	£17.20 per sq ft
Rateable Value	£24,250
Service Charge	£12.06 per sq ft
VAT	Upon Enquiry
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

We have 2 floors to offer in the prominently positioned building along Hatton Garden. The 2nd floor unit is offered as a fully fitted/furnished jeweller's unit. We are also offering the 4th floor which has been fitted to Cat A standard, and is ready to be fully fitted to suit an incoming tenant's requirements.

Location

The building is located on the east side of Hatton Garden between its junctions with Greville Street and Charterhouse Street.

Accommodation

The 2nd floor is offered as a fully fitted jewellers unit with the 4th floor comprising an open plan area, in shell condition, ready to be finished off to an incoming tenant's requirements.

Name	sq ft	sq m	Availability
4th	770	71.54	Available
3rd	865	80.36	Let
2nd	990	91.97	Available
1st	955	88.72	Let
Total	3,580	332.59	

Specification

Comfort cooled
2nd floor fully fitted as a jeweller's office
Exposed brick feature walls
Kitchenette
Fibre connectivity
Passenger lift
Video entryphone

Viewings

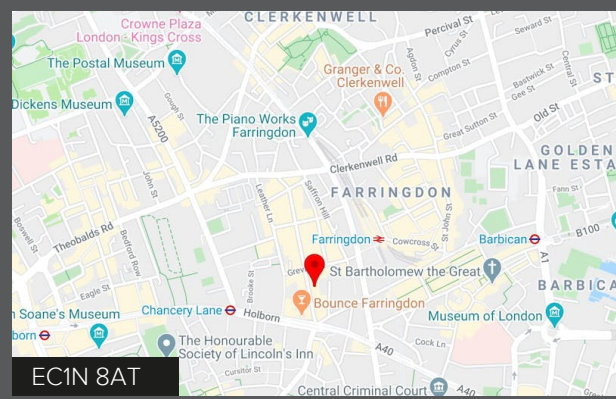
Strictly by prior appointment

Terms

New flexible lease/s are available from the freeholder for terms by arrangement.

Video

- Matterport - <https://my.matterport.com/show/?m=DZ1b1RogBu9>



Viewing & Further Information



Clarke Buxton

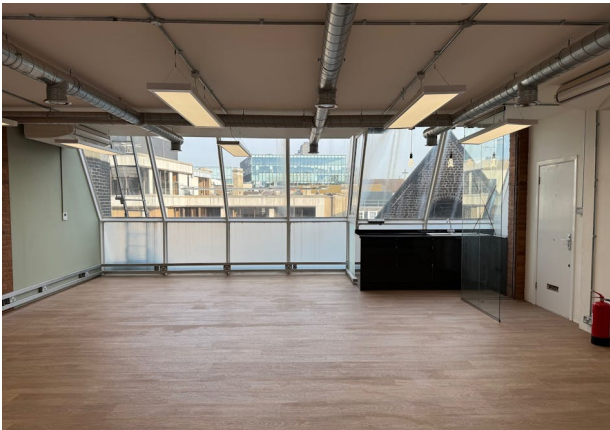
020 7404 5043 | 07816 663468
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Tim Gale

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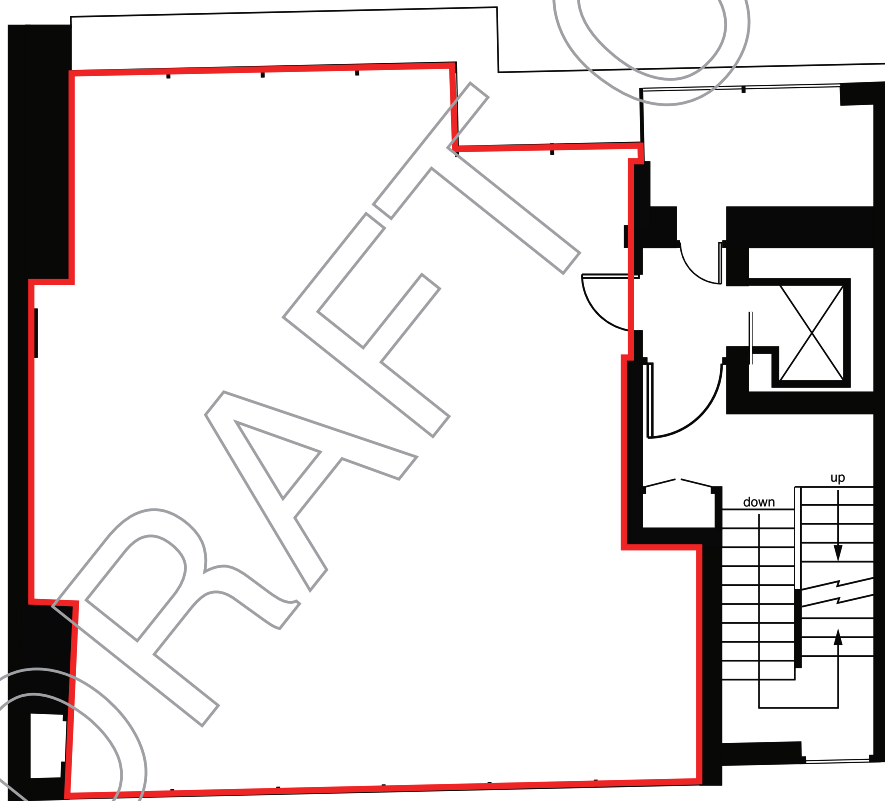
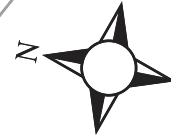
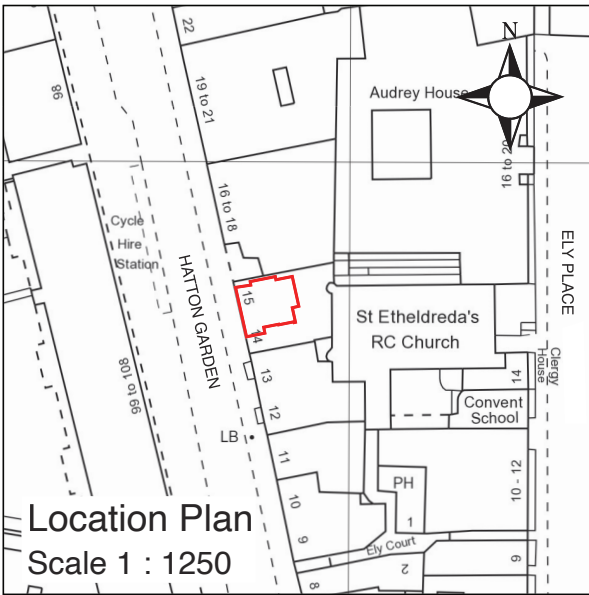
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Fourth Floor Office
 County House
 14 Hatton Garden
 London
 EC1N 8AT

Scale 1:100

Fourth Floor



PAVEMENT

HATTON GARDEN

NOTES	
Magnolia Square Limited 57 Rathbone Place London W1T 1JU	
020 7479 4855	
PRINT AT A4	
PROJECT County House 14 Hatton Garden London EC1N 8AT	
MEASURED SURVEY	
DRAWING TITLE LEASEPLAN	
SCALE 1:100	DATE JULY 2021
DRAWING NUMBER 1	21374