

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

1,482 - 3,516 Ft²

Rent

£52.50 - £57.50 per sq ft

Fitout

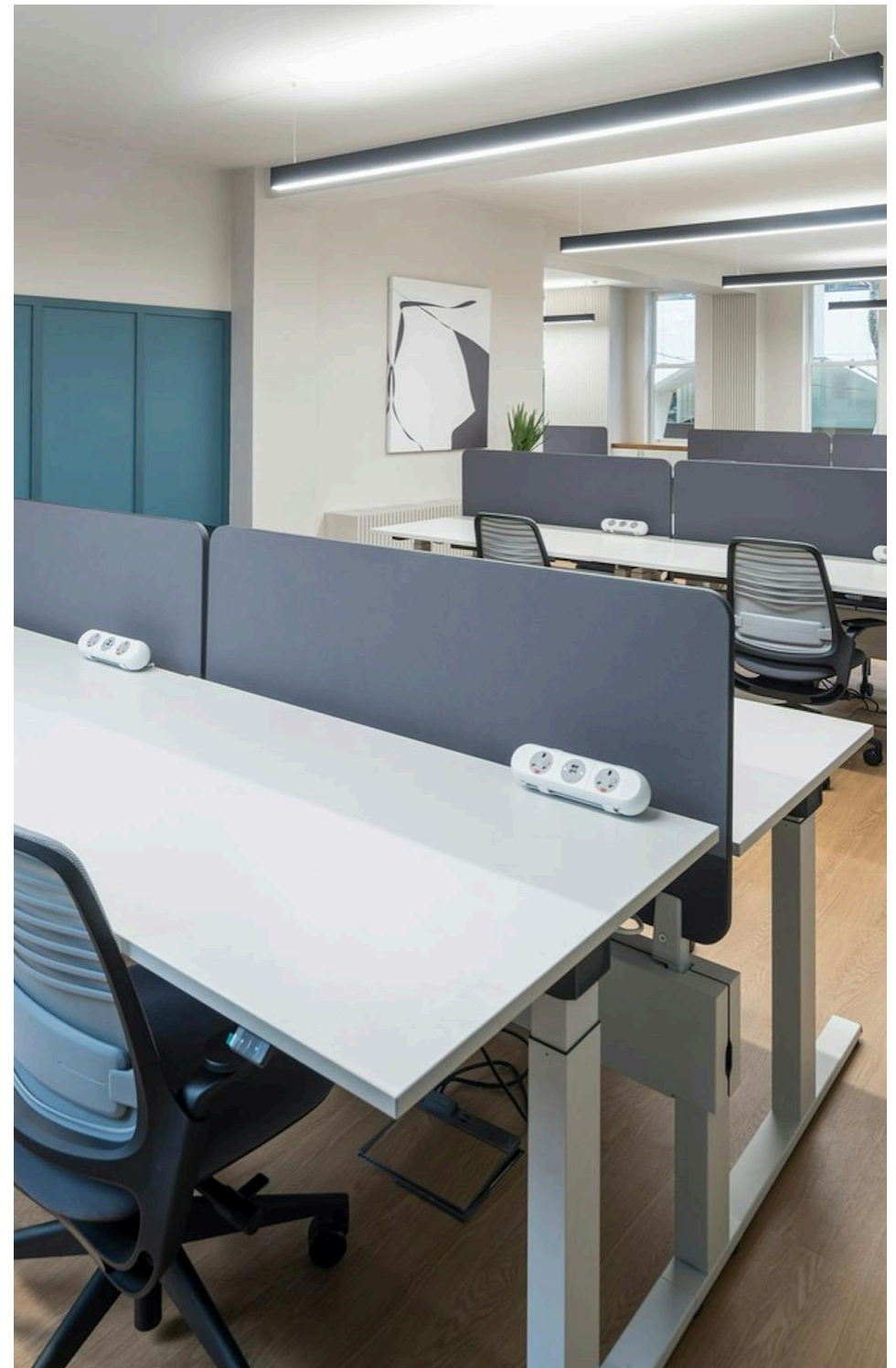
Fitted. All floors are fully fitted apart from the third floor which is partially fitted

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.



For Rent

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Farringdon EC1N

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For Rent

8-10 Hatton Garden
Farringdon EC1N

2nd Floor

Size

1,482 - 3,516 Ft²

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

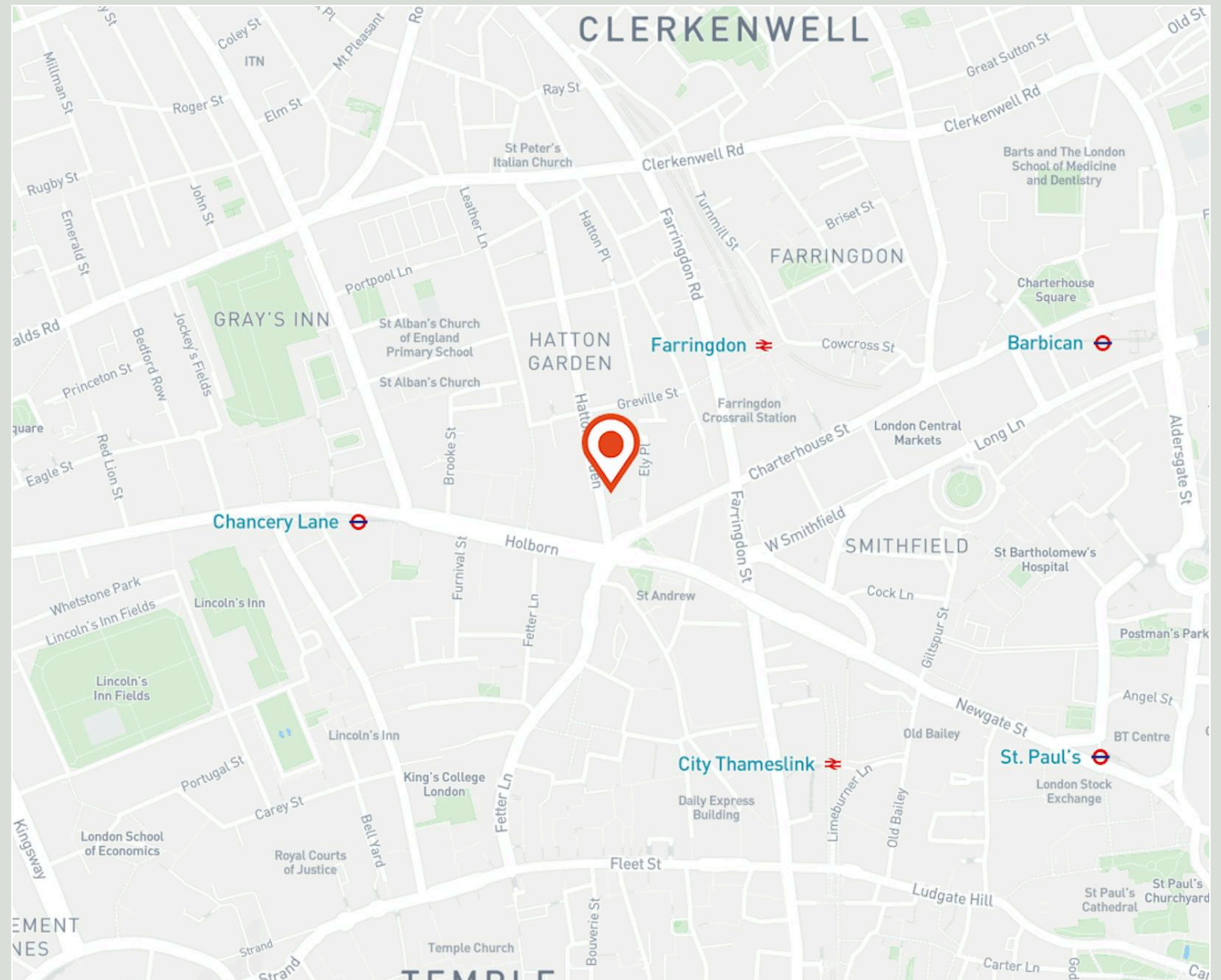
8-10 Hatton Garden
Farringdon EC1N

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.

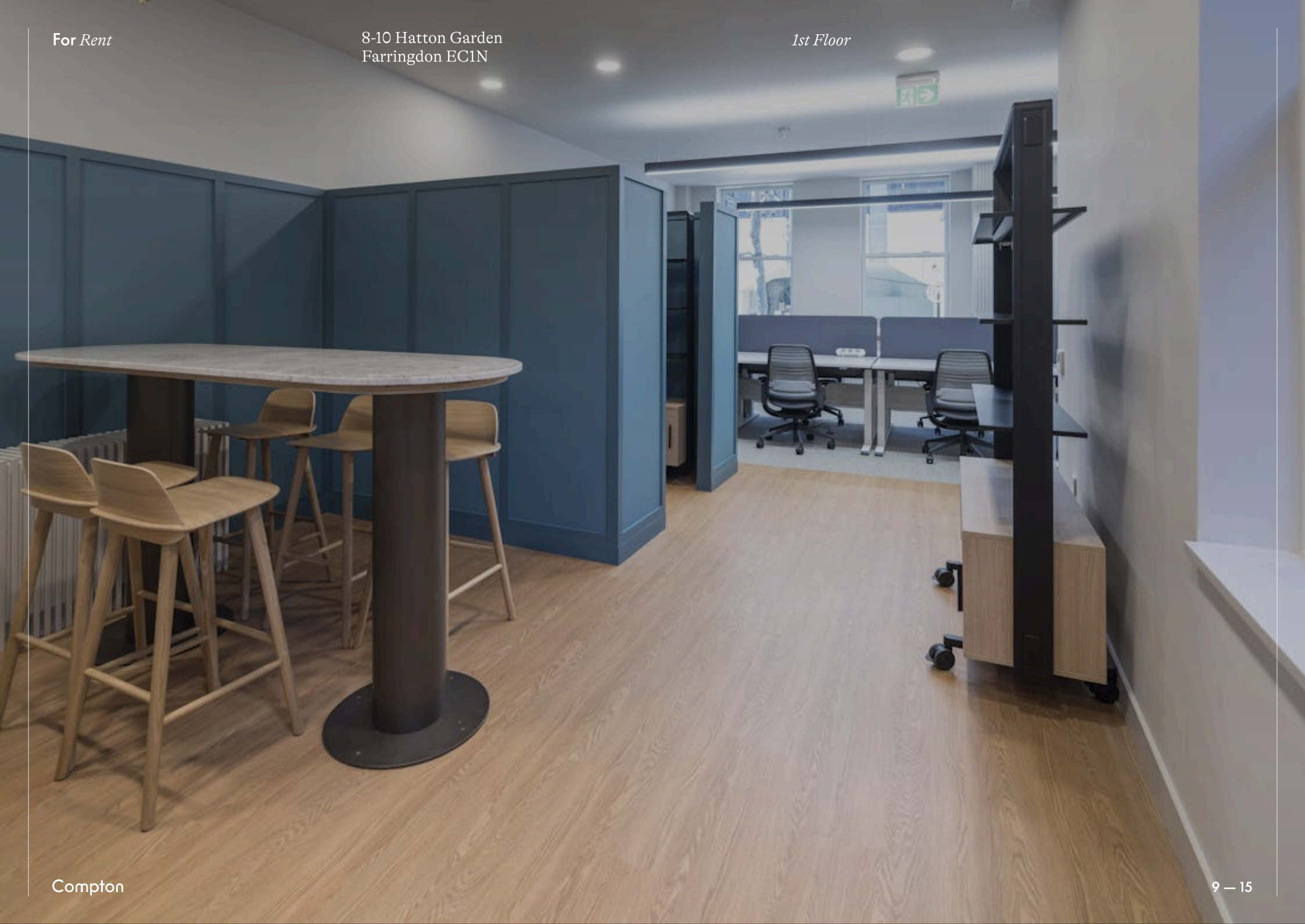
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1st Floor

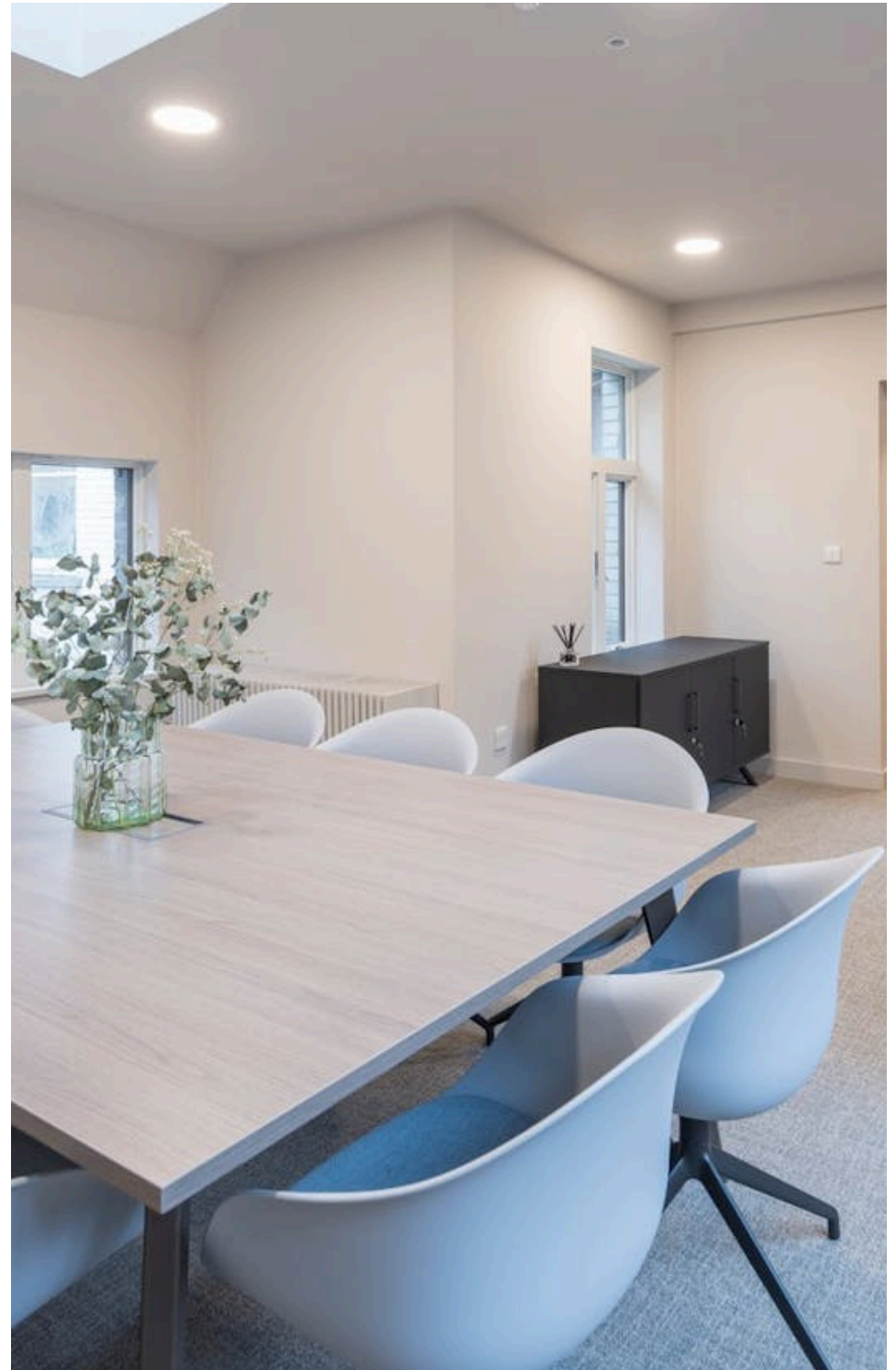


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Amenities

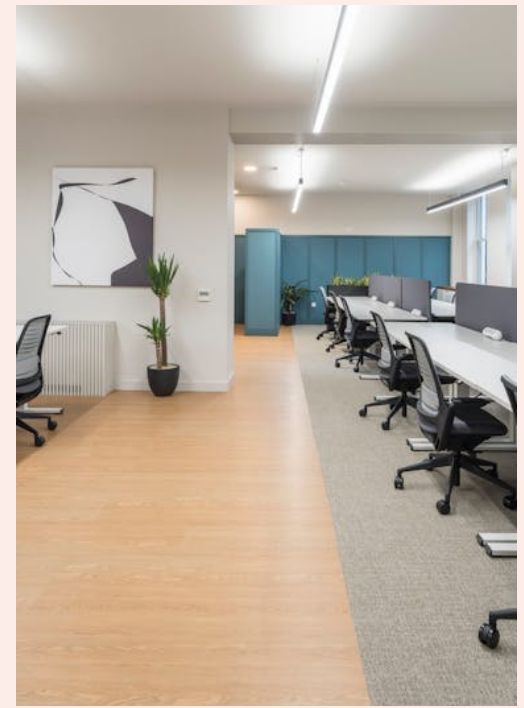
- Brand newly refurbished
- 1st Floor comes fully fitted
- 20-25 desks on each floor
- 2 x Meeting rooms on the 1st & 2nd Floors
- 1 x Meeting room on the 3rd Floor
- 3rd floor is partially fitted but can be fitted by separate negotiation
- New modern suspend lighting
- Air conditioning
- Kitchenette in situ
- WC's
- Passenger lift



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1st Floor



2nd Floor

For Rent

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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	Available
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	Under Offer
4th - 4th & Mezz	1,751	-	On Application	On Application	-	-	Available

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Tenure

New Lease

Availability

Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable

Compton Concierge

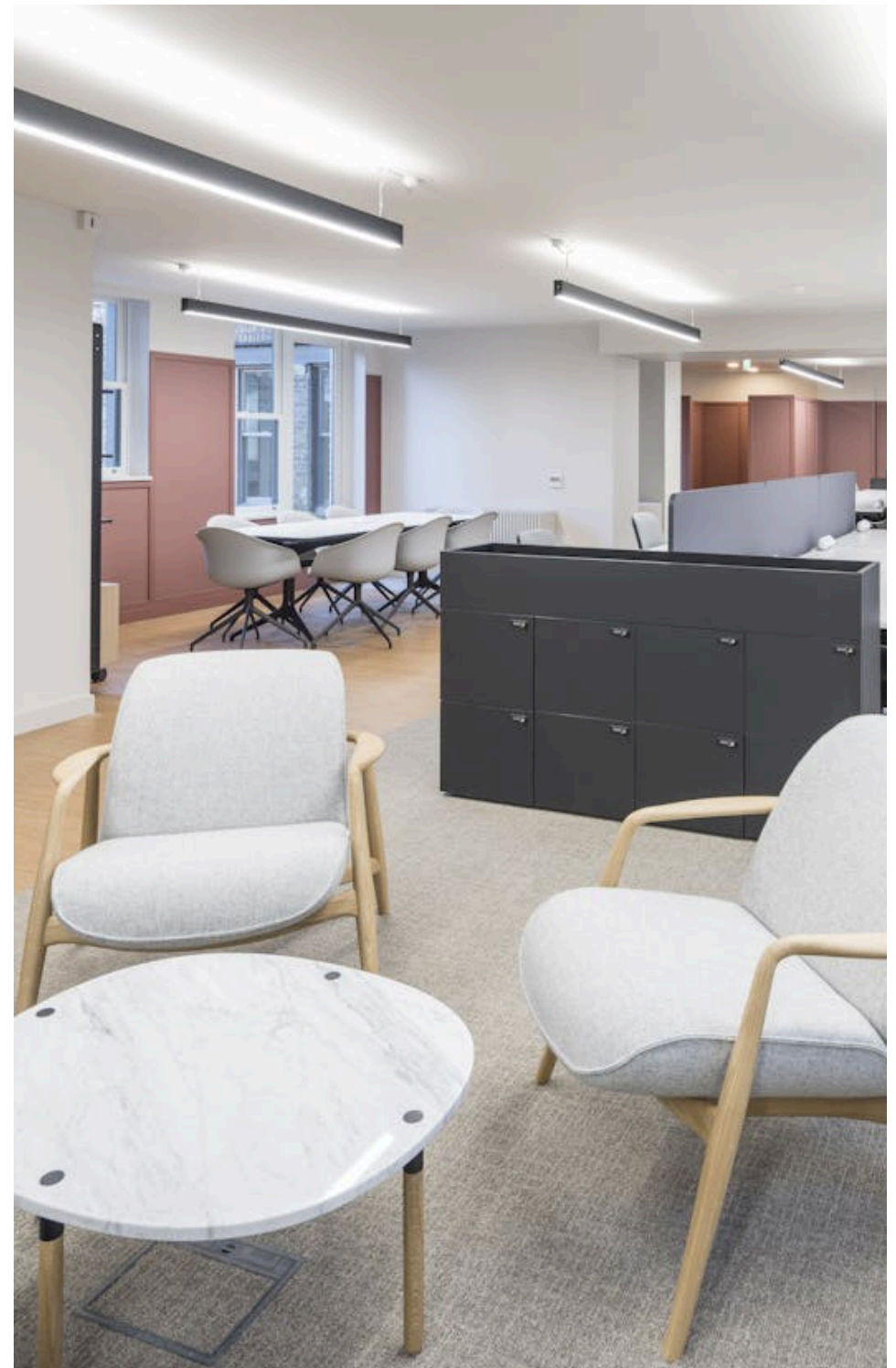
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