



36-38
Hatton Garden
London | EC1N 8EB

5,746 sq ft of Prime Central London
Office space Available To Let

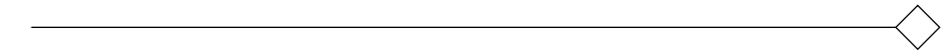


36-38 Hatton Garden is an attractive highly specified warehouse style building that has proven to have broad occupier appeal.

The building is located in a prime area that connects to the business and lifestyle offering of Holborn, Farringdon and Clerkenwell.

In recent years the area has seen significant development, attracting many global brands and social media giants, technology companies and F&B, successfully move here.

The vacant ground and first floor have a high spec interior finish and focuses on occupier welfare throughout.

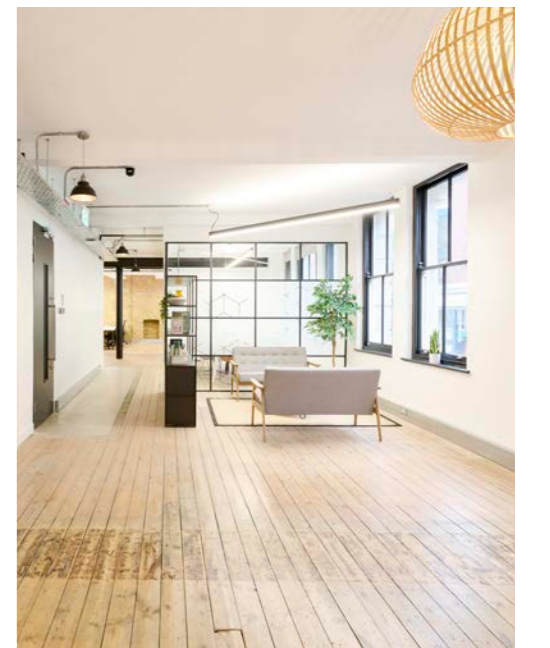
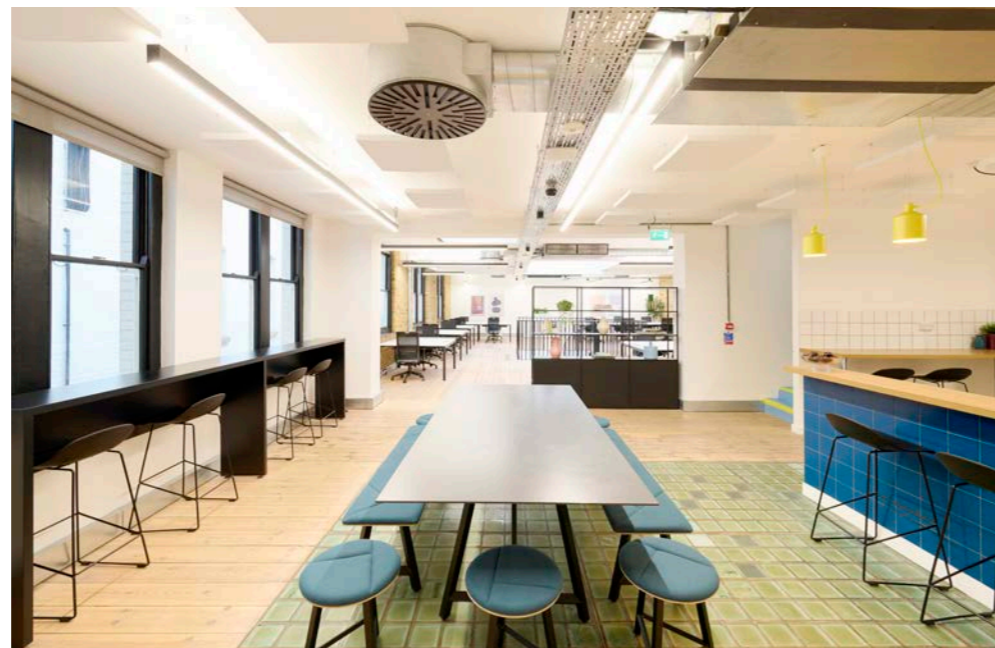
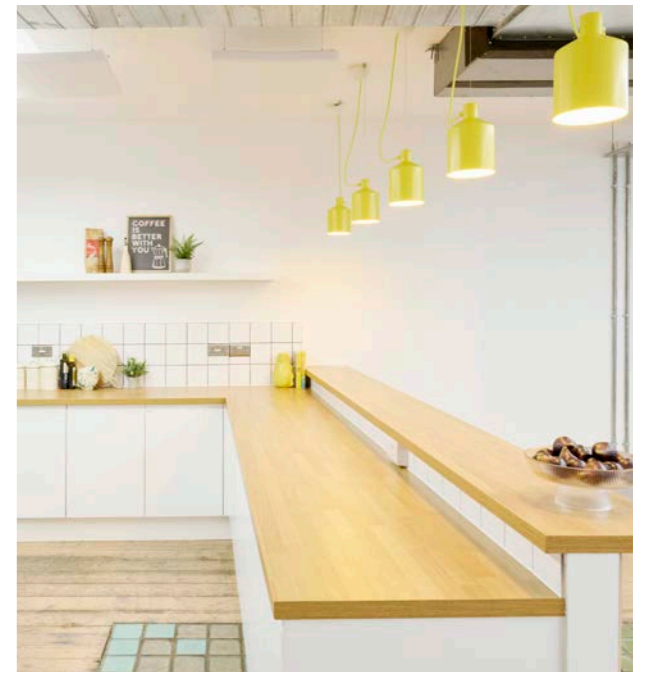


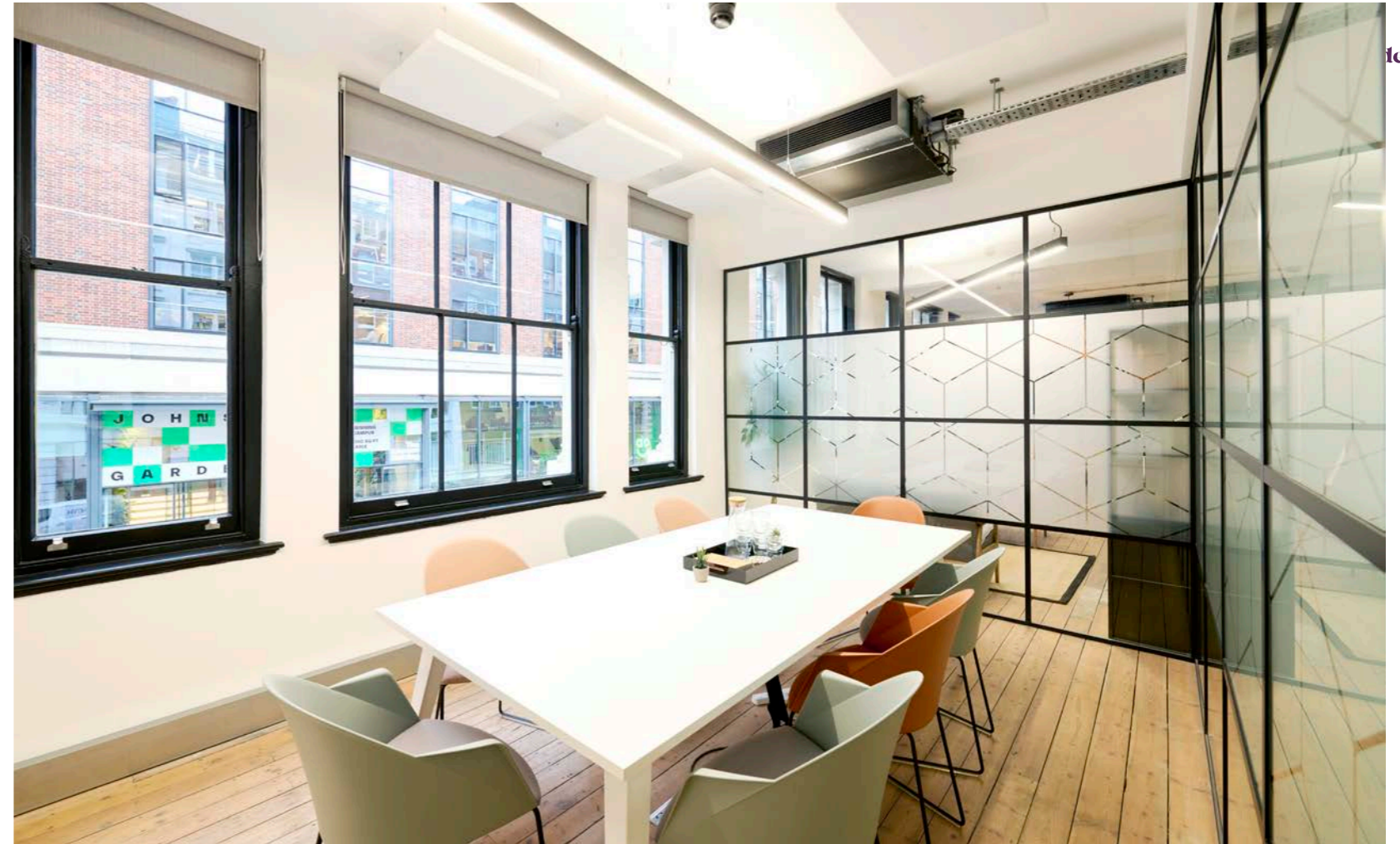
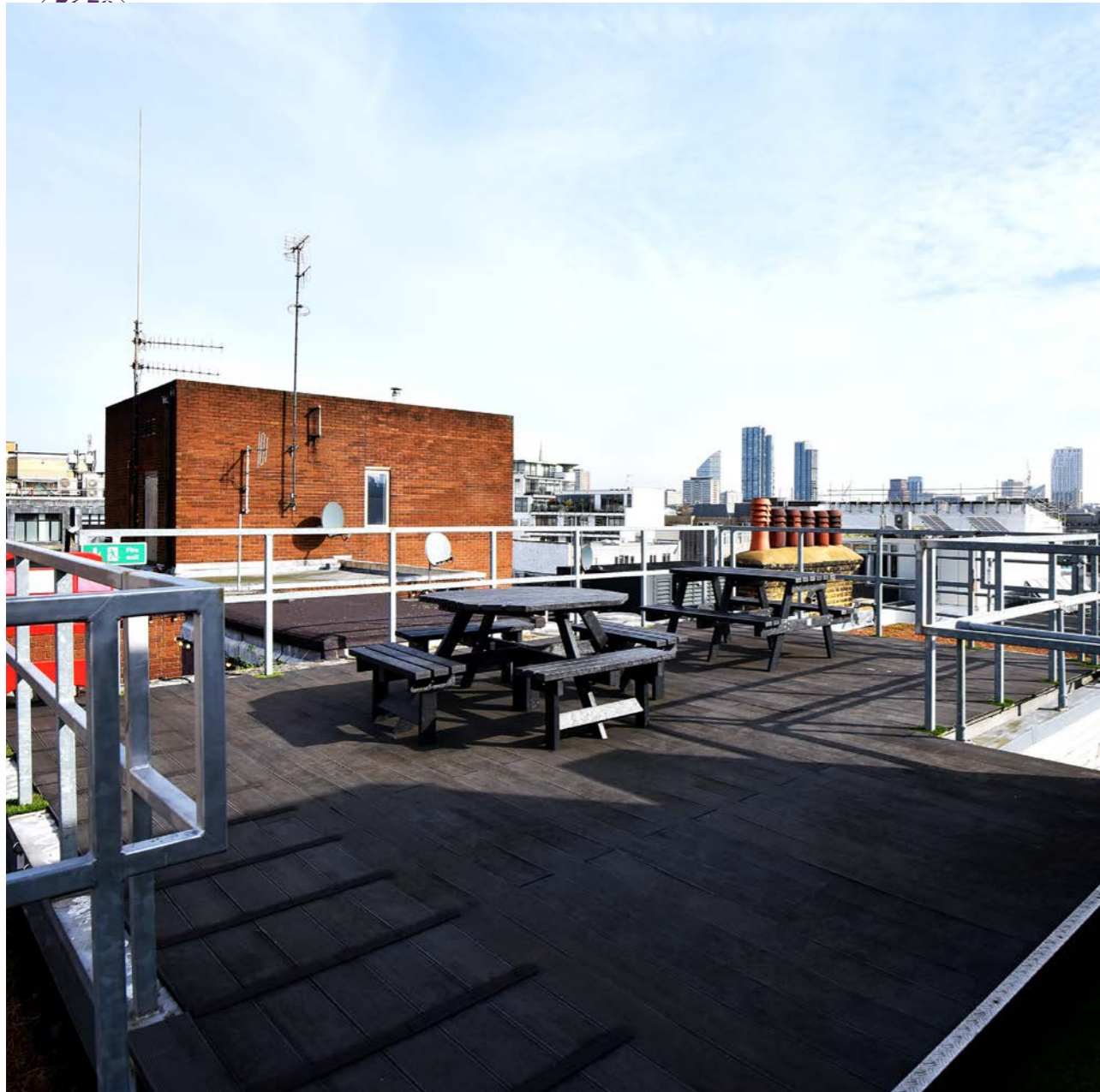


36-38 Hatton Garden is now offering a newly refurbished, fully fitted duplex office space within a stunning converted warehouse.

This 5,746 sq ft self-contained office benefits from 62 desks, 4 meeting rooms, split between the Ground and First Floor to create dedicated client facing space, and dedicated breakout areas that foster creativity and teamwork. The layout ensures a comfortable, efficient working environment, separate from other office floors.

Located just 5 minutes from Farringdon, this modern first-floor office boasts excellent natural light, thanks to dual aspect windows, creating a bright and inviting workspace. With access to both private and communal roof terraces, your team can enjoy outdoor breaks while taking in stunning views.





Specification



Heating & cooling



2.9m floor to ceiling heights



2 roof terraces including 1 private



Bicycle storage for 10 bikes



2 Showers



DDA compliant WC's



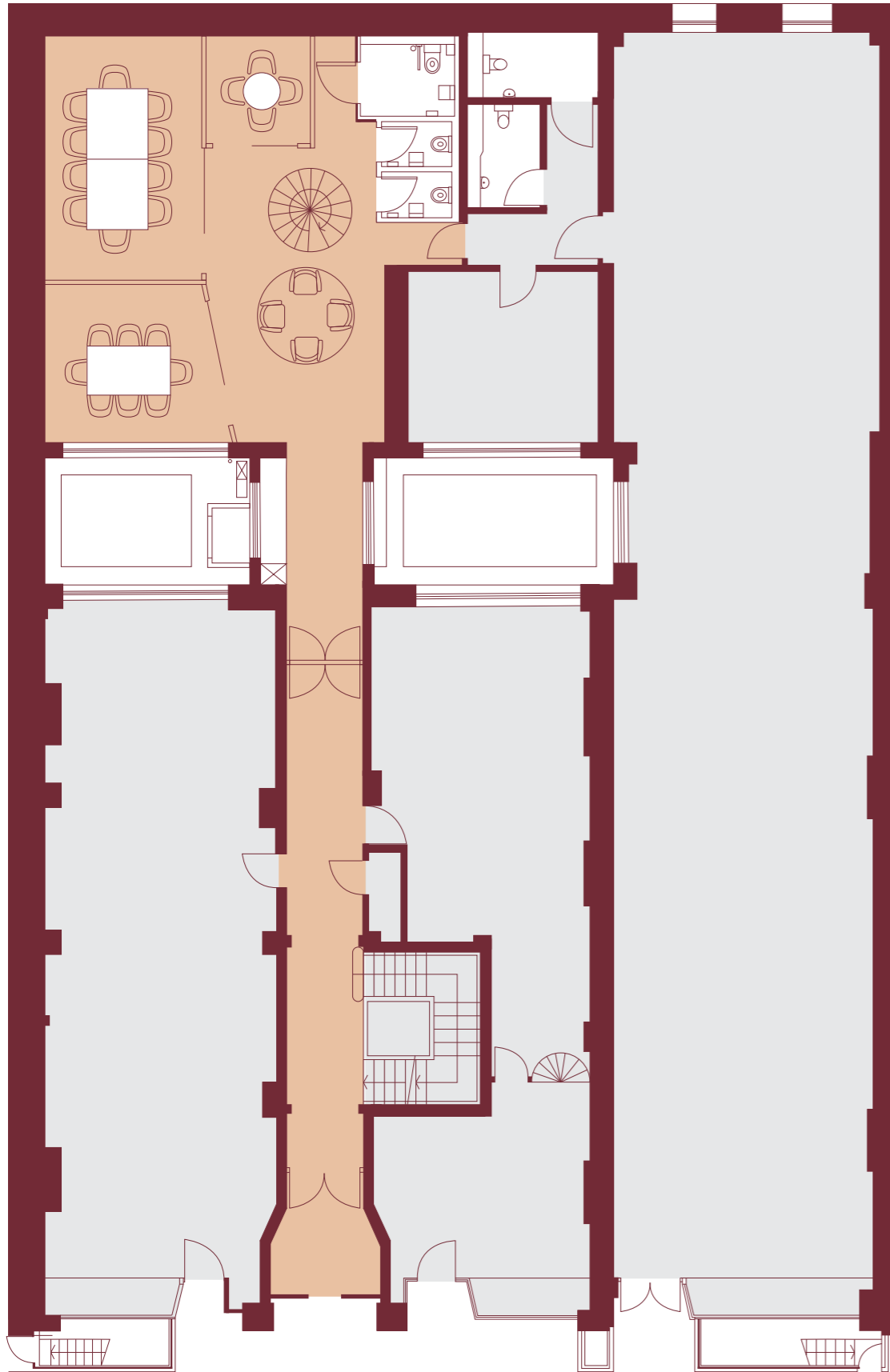
Lockers and changing facilities



1x3 person passenger lift serving all floors

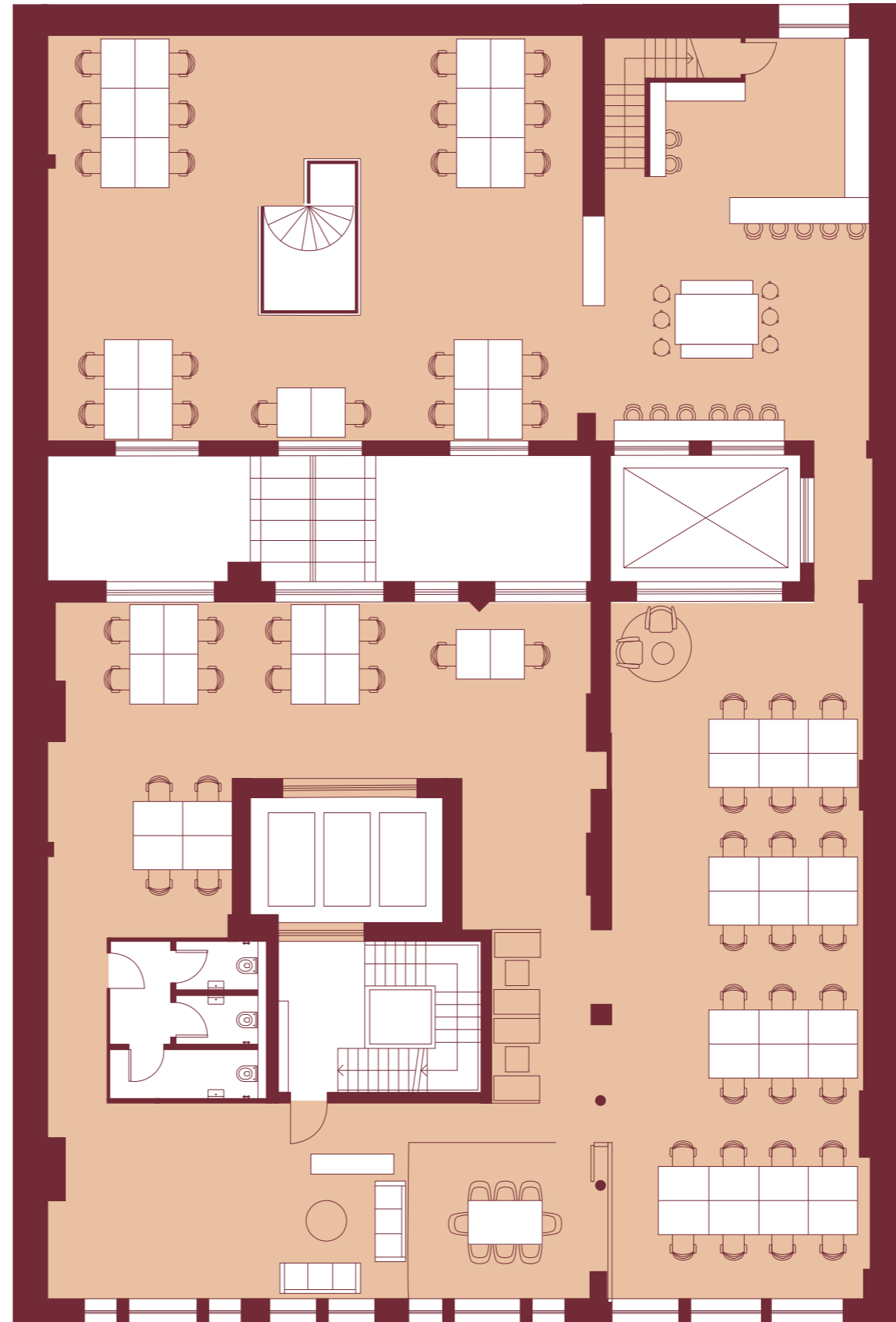
Ground floor

883 sq ft (82 sq m)

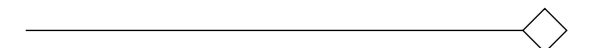


1st floor

4,863 sq ft (451.7 sq m)



- Reception area
- 62 desks in situ
- 4 meeting rooms
- 2 Breakout areas
- Demised and communal terrace
- Excellent natural light



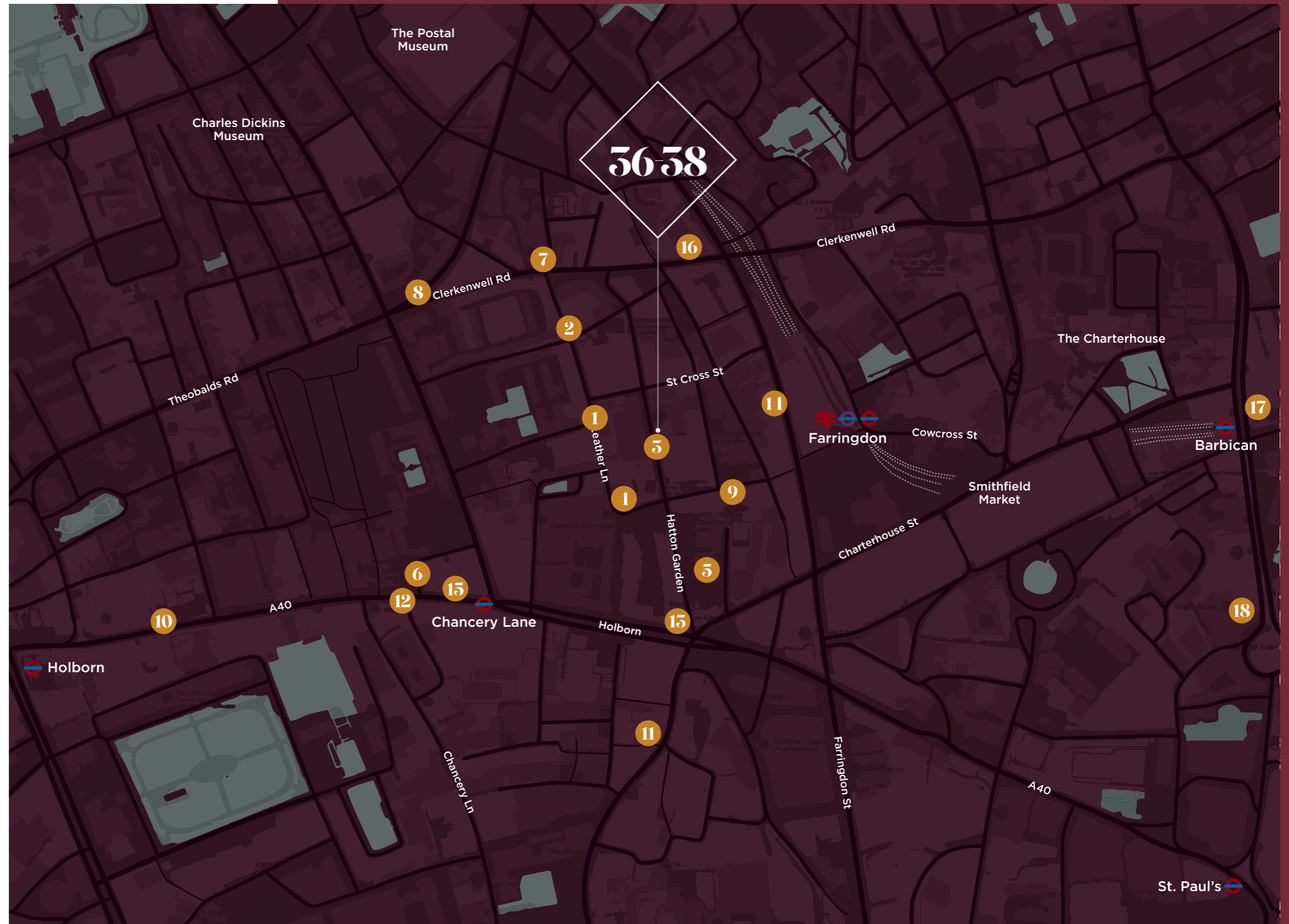


Floor	Availability	Use	sq ft	sq m
Roof Terraces	Communal		1,028	95.5
5th	Let	Office	2,721	252.7
4th	Let	Office	3,001	278.8
3rd	Let	Office	3,007	279.3
2nd	Let	Office	2,884	267.9
1st	Available	Office	4,863	451.7
Ground	Available	Office	883	82.0
Ground	Let	Retail	4,053	376.5
Basement	Let	Leisure	3,143	291.9
Total Excluding Terraces			24,555	2,280.8

The Local Area

London's Hatton Garden is a thriving business district and famously, the centre of the UK diamond trade. It is an area where modern architecture rubs shoulders with Victorian warehouses and elegant, Georgian town-houses. The area has retained many of its narrow alleyways and hidden courtyards like Bleeding Heart Yard, as well as boasting Michelin-starred restaurants, trendy bars and cafés, making this a great place for after work socialising.

Gyms, fitness studios and nearby parks make for a great work-life balance.



Amenities

Coffee	MINS WALK
1 Prufrock Coffee	3
2 Attendant Coffee Roasters	3
3 Costa Coffee	1
4 The Artifacts Coffee	2

Bars	MINS WALK
5 Ye Olde Mitre	3
6 Cittie of Yorke	8
7 The Clerk & Well	5
8 The Rabbits Hole	7

Restaurants	MINS WALK
9 Bleeding Heart Bistro	3
10 Holborn Dining Room	15
11 Nusa Kitchen	7
12 LEON	8

Supermarkets	MINS WALK
13 Sainsbury's Local	5
14 Tesco Express	4
15 M&S Food	8

Exercise	MINS WALK
16 PureGym	4
17 Nuffield Health	14
18 Virgin Active	14

Excellent Transport Links

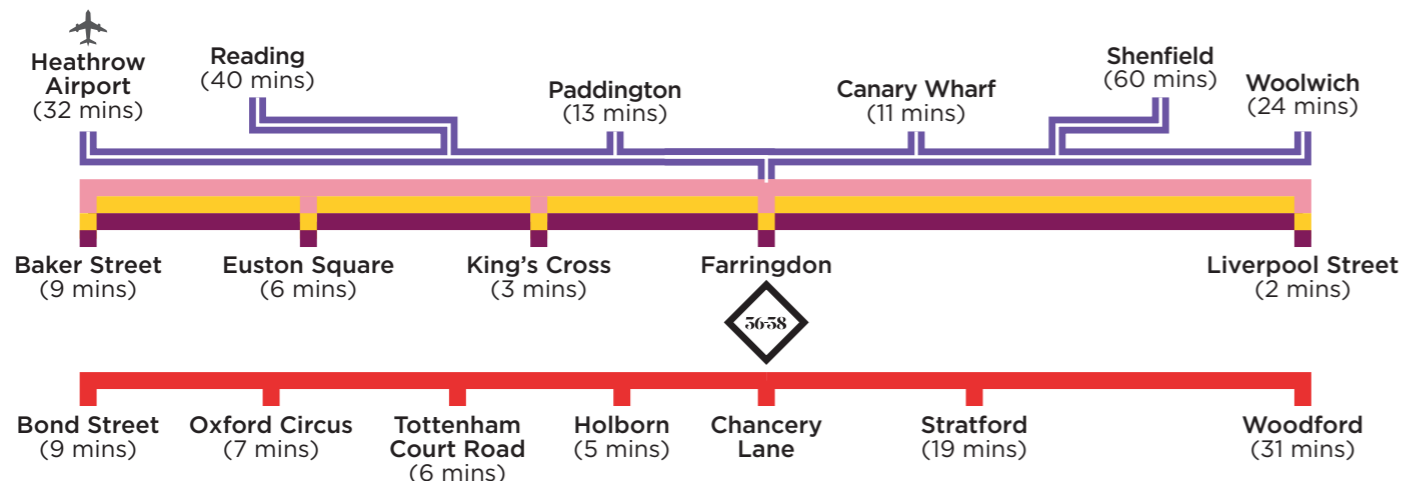
Farringdon Station is one of the best-connected stations in London

Connectivity is at the heart of this area of London. Travel options include the Elizabeth Line, Thameslink, and London Underground (Circle, Hammersmith & City, and Metropolitan lines), making travel across London and beyond extremely convenient.

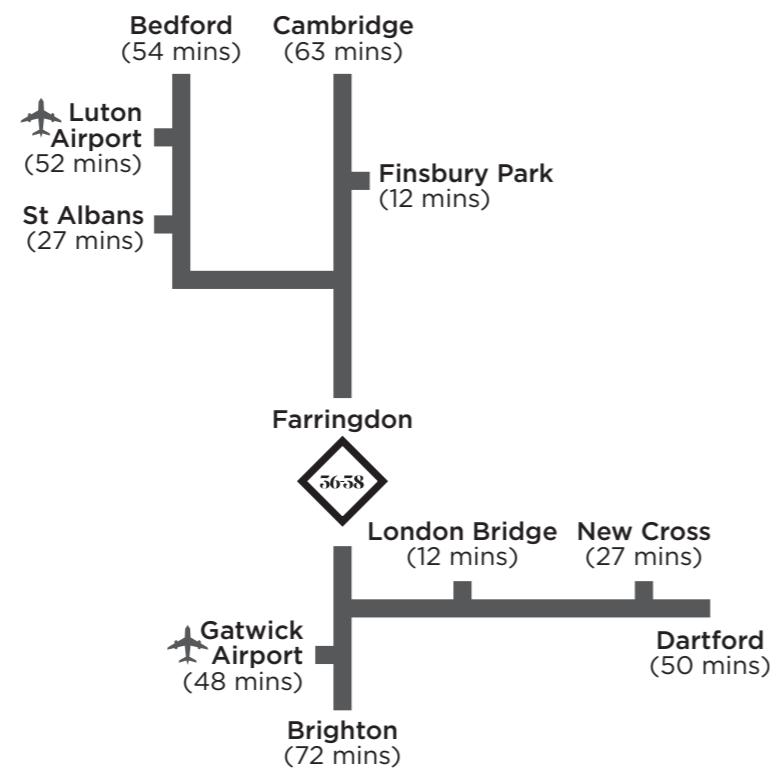
Thameslink has direct connections to Luton and Gatwick Airports, for businesses with international travel needs.

The Elizabeth Line significantly reduces travel times to Heathrow Airport (about 30 minutes) and Canary Wharf (10 minutes).

London Tube Connections



National Rail Connections



36-38 Hatton Garden is positioned on the eastern side of Hatton Garden, close to the junction with Greville Street and only 200m from Farringdon Crossrail station.

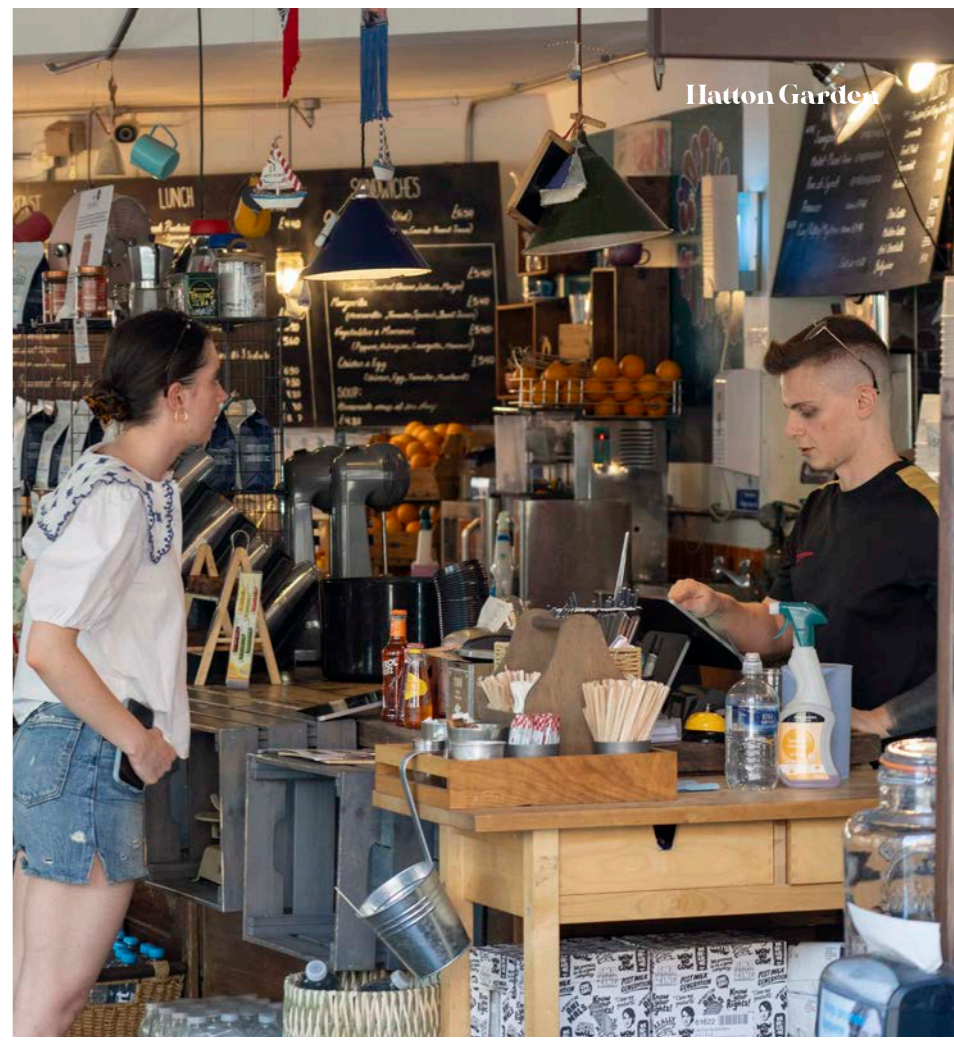
Clerkenwell/Farringdon provides a unique and diverse mix of amenities with renowned restaurants, bars and hotels creating a vibrant environment, that will be further enhanced by the creation of the Cultural Mile, incorporating the redevelopment of Smithfield Market to house the new Museum of London.

The opening of Farringdon Crossrail station acted as the catalyst for a number of developers to deliver best in class office schemes into this location including JJ Mack, Bloom and Kaleidoscope.

These developments, combined with Farringdon's connectivity, have driven activity by global occupiers seeking high quality space in an amenity rich location. Snapchat, TikTok, Sainsbury's and Partners Group are some of the larger names that have committed to Farringdon recently.

The pre-let market for new schemes remains extremely robust with Hogan Lovells, Travers Smith and TikTok all committing to schemes being delivered over the next 5 years that will set new benchmark rents for this location.







A building by

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