

# Compton

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## Farringdon

8-10 Hatton Garden  
EC1N 8AH

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Brand newly refurbished and fitted  
office spaces available for rent in  
the heart of Farringdon

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## For Rent

1,482 to 3,516 ft<sup>2</sup>

020 7101 2020  
compton.london



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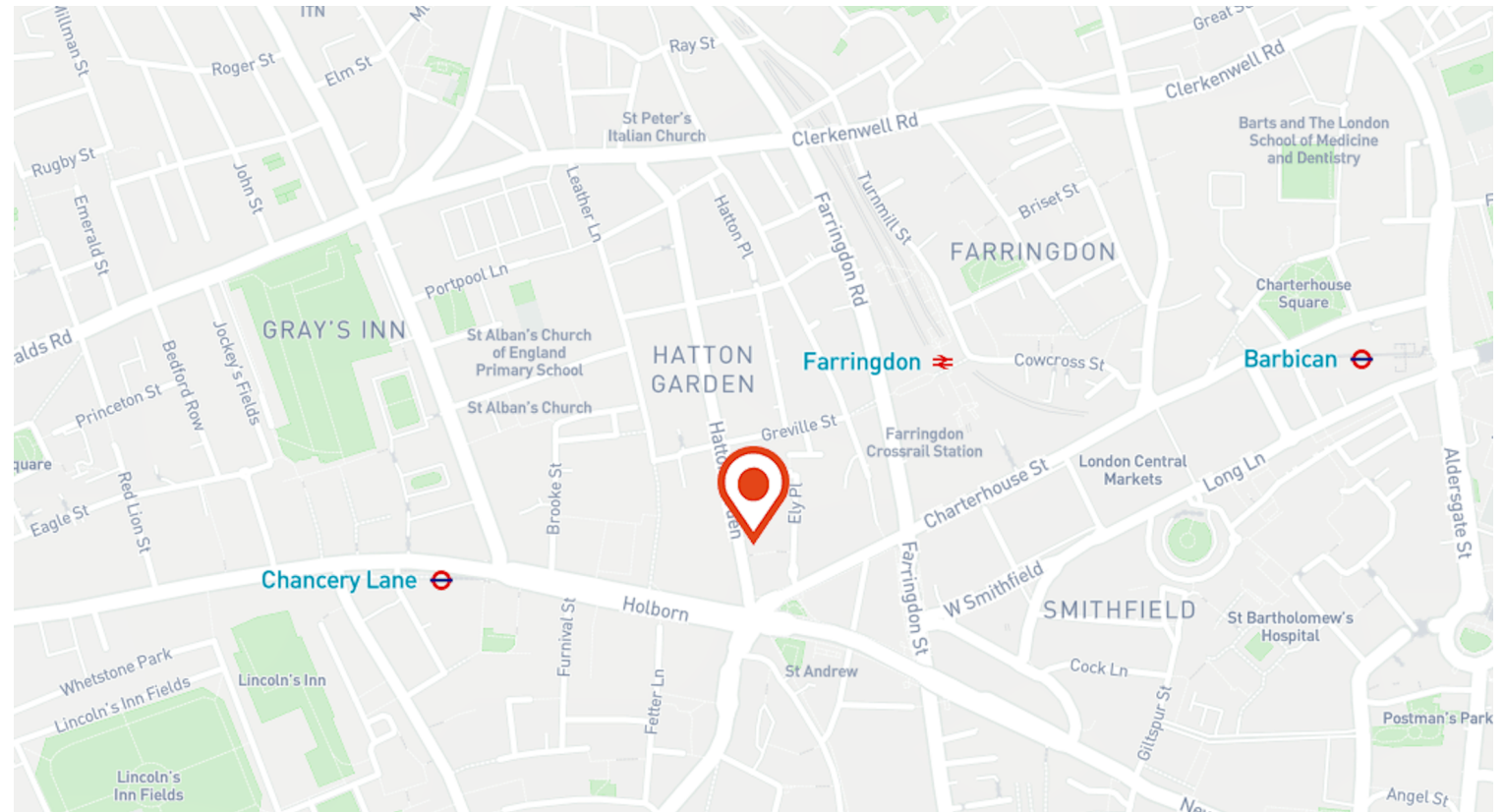
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## Location

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, cafés, pubs and restaurants. Local favourites include: Gails, Smiths of Smithfield and Luca, to name just a few.

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Exterior Image of Building

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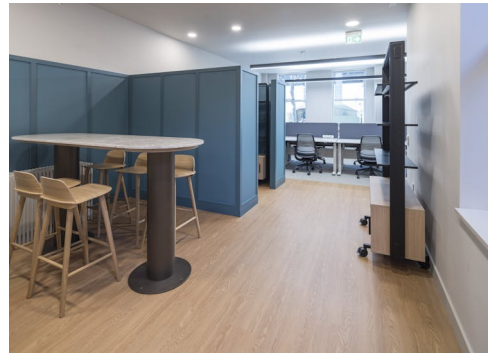
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## Amenities

- Brand newly refurbished
- 1st & 2nd floors come 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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## Description

Three 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.

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## Content

[View on Website](#)



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	1,482	£59.50	£22.76	£8.73	£11,237.27	£134,847.18	Available
2nd	1,772	£59.50	£22.76	£8.73	£13,436.19	£161,234.28	Let
1st	2,034	£62.50	£22.76	£8.73	£15,931.31	£191,175.66	Available
Total	5,288	£60.50	£22.76	£8.73	£40,604.77	£487,257.12	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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