

MODERN FIFTH FLOOR OFFICES TO LET

86 HATTON GARDEN, LONDON, EC1

850 SQ FT APPROX (78.96 SQ M)



LOCATION

Located on the west side of Hatton Garden this modern building is close to its junction with Greville Street. The property is located within Hatton Garden's vibrant mixed-use area and is well served by many shops, amenities, restaurants and bars.

The property is in close proximity to Farringdon Station (Circle, Metropolitan and Hammersmith and City and Elizabeth Line) and Chancery Lane (Central Line), both being within a five minute walk.

For more information visit eddisons.com
T: 020 3205 0200

DESCRIPTION

The available fifth floor offices extend to approximately 850 sq ft (78.96 sq m).



FEATURES

- Comfort cooling
- Central heating
- Excellent natural light
- Passenger lift

RENT

£42,500 per annum exclusive plus VAT. (Only £48.50 per sq ft) .

LEASE

A new Lease for a term to be agreed. The Lease excluding the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954.

EPC

B-45

VIEWING

By appointment through landlord's sole agents:

Eddisons

Richard Spencer

07778 521 230

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Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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