



## 33 Hatton Garden, Clerkenwell, EC1N 8DL

### OFFICE (B1)/SHOWROOM UNITS AVAILABLE ON COVETED HATTON GARDEN

#### LOCATION:

Located on the highly prestigious and desirable Hatton Garden, the property benefits from Hatton Garden's prime location and good retail provision. Transport links are excellent with the property being situated within less than 500 metres of both Farringdon Station and Chancery Lane Underground Station. Hatton Garden is famous for being the precious stones capital of London.

#### DESCRIPTION:

The property comprises an office building totaling to seven floors which benefits from a fob-entry security system and shared passenger lift. Suites are available in a large range of sizes and either front onto and overlook Hatton Garden itself, in addition to some more secluded and private units to the rear of the building. Most of the units within the building also possess their own phone entry system.

Regulated by:



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**USE CLASS:** Office (B1)

### PREMISES:

|                  | AREA SQ.FT | AREA SQ.M | RENT PAX | RENT PER SQ.FT | AREA BASIS |
|------------------|------------|-----------|----------|----------------|------------|
| LEVEL 1 SUITE 11 | 383        | 36        | £22,789  | £60            | NIA        |
| LEVEL 4 SUITE 41 | 1,360      | 126       | £74,800  | £55            | NIA        |
| SUITE 36         | 200        | 19        | £11,000  | £55            | NIA        |
| SUITE 22         | 160        | 15        | £8,800   | £55            | NIA        |

(All areas approximate)

### AMENITIES:

- Prime Highly Coveted London Location
- Near Farringdon Station
- Close to Chancery Lane Underground
- Located on the Infamous Hatton Garden
- Surrounded by many Jewellery Businesses
- Affluent Shopping/Showroom Catchment
- Great Local Retail Provision
- Fob Entry System

### TERMS:

The smaller units are available on flexible lease terms. The larger unit is available on a new FRI lease for a term to be agreed in the region of 5 years.

**VAT:** To be confirmed.

**RATES PAYABLE:** To be confirmed.

**EPC:** Available upon request.

**SERVICE CHARGE:**

**VIEWING:** Strictly by appointment only.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

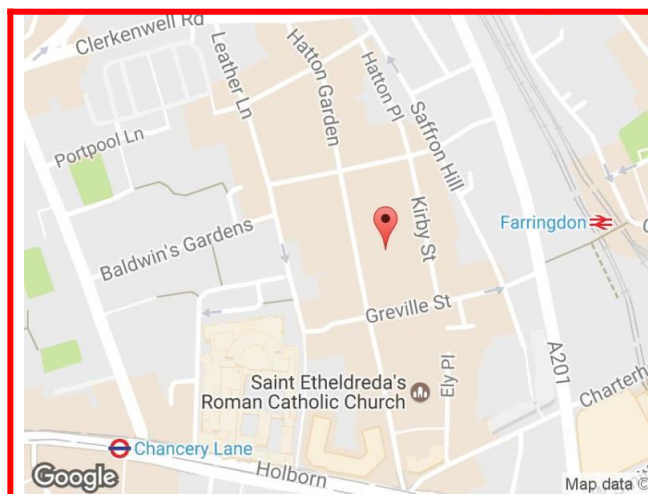
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# OFFICES TO LET



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