

Compton

For Rent
**51-53 Hatton Garden
Farringdon EC1**



Rarely available, best in class, fully fitted and furnished office space in one of Farringdon's most sought after buildings!

For Rent

Size

3,129 Ft²

Rent

£97.50 per sq ft

Fitout

Fitted

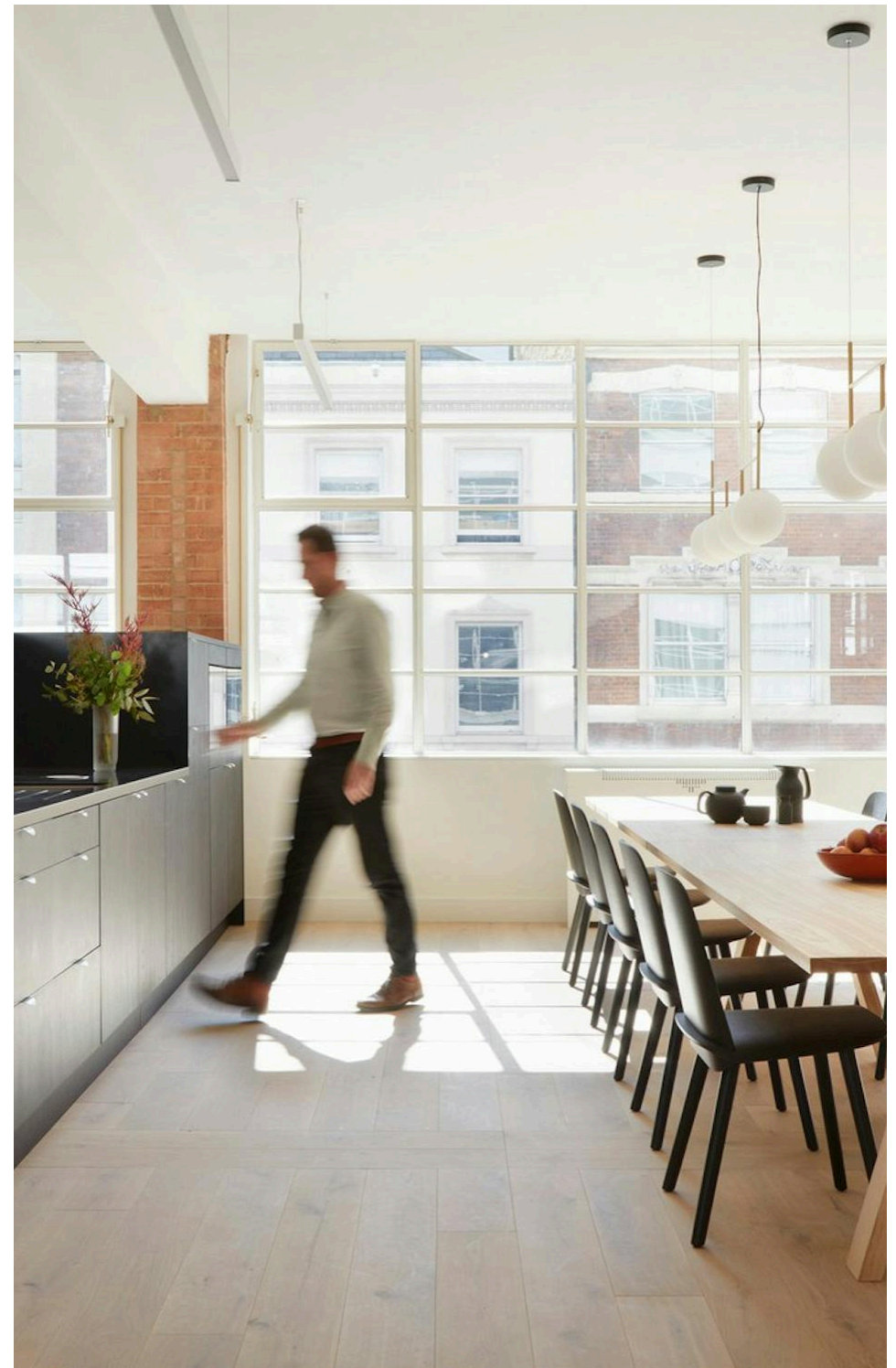
The Bindery
51-53 Hatton Garden
Farringdon EC1N

Description

Within an Art Deco building of the 1930s, built on the site of a book-binding business, Dorrington and the architects Piercy & Company have created an exemplary office building. Classical building features are combined with flawless levels of comfort, outstanding attention to detail and the impeccable credentials of sustainability and wellness.

A reception area as gallery space, leads seamlessly onto a landscaped terrace. The focal point is an Eddie Roberts' steel sculpture crafted from material salvaged from the building. This multi-use inside/outside event space is a perfect introduction to the flexibility of the building.

A new lift provides access directly onto your office floor. It also takes you to the seventh floor roof garden



Compton

For Rent

Size

3,129 Ft²

Rent

£97.50 per sq ft

Fitout

Fitted

The Bindery

51-53 Hatton Garden
Farringdon EC1N

Description

The rectangular floor plate is an unbroken expanse of space with elegant timber floors, high, uncluttered ceilings and huge windows flooding the place with light and views. Heating and cooling is discretely provided from floor mounted VRF units with bespoke metal casings. The all-important natural ventilation is simply provided by the fourteen openable windows on each floor, cleverly operated by a bespoke winding mechanism.

All the timber floors are sustainably sourced (FSE rated) European Oak laid on recycled full access raised floor panels - a natural look and an efficient underfloor data and power cabling system.

At the rear, automatic gates provide bike users with access to the courtyard and from there to easy



Compton

For Rent

The Bindery
51-53 Hatton Garden
Farringdon EC1N

Click to Play



For Rent

The Bindery
51-53 Hatton Garden
Farringdon EC1N

Main Office Space - Fully Fitted

Size

3,129 Ft²

Rent

£97.50 per sq ft

Fitout

Fitted

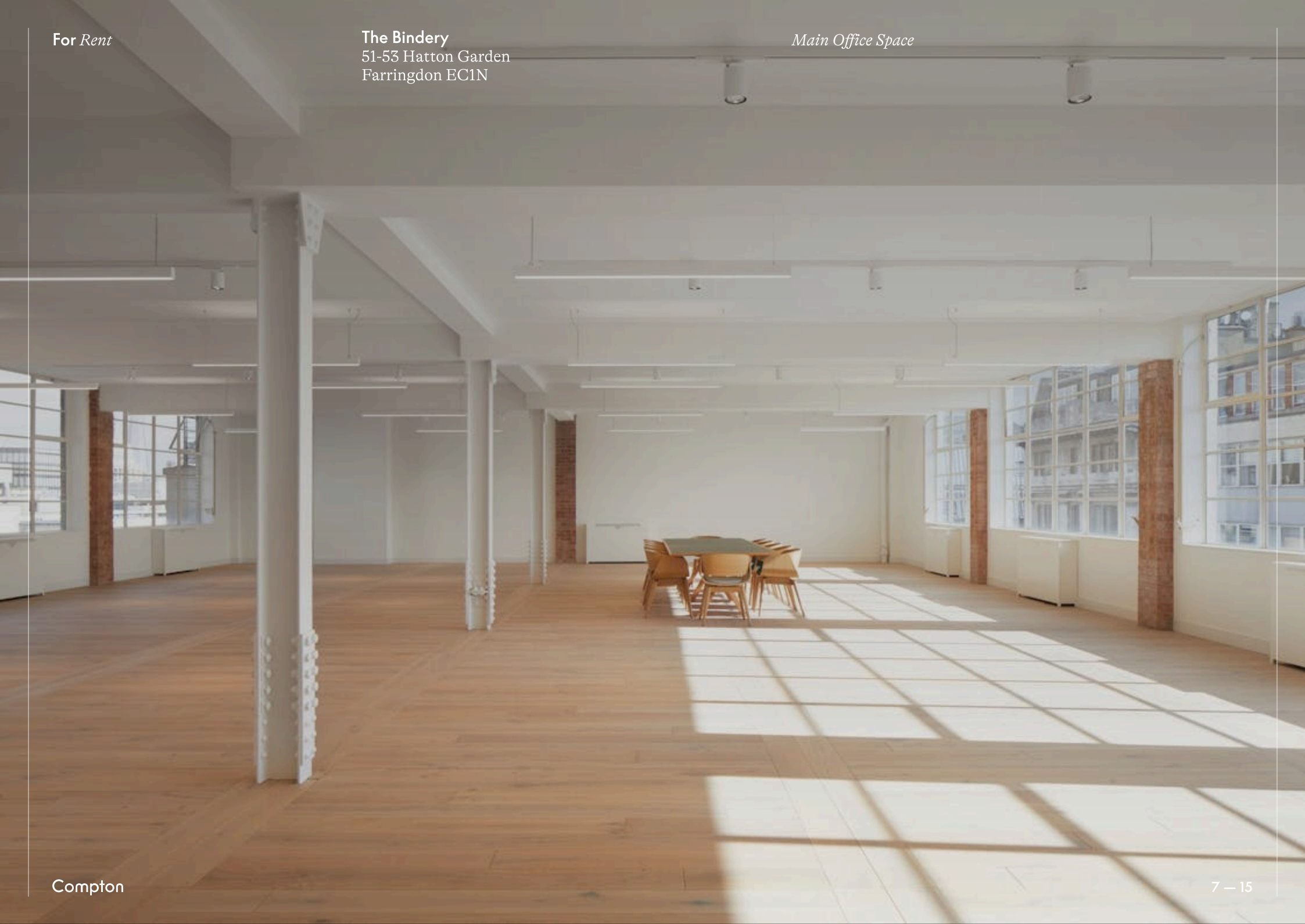


Compton

For Rent

The Bindery
51-53 Hatton Garden
Farringdon EC1N

Main Office Space



For Rent

The Bindery
51-53 Hatton Garden
Farringdon EC1N

The Bindery External.JPG



220524_PiercyCo_Dorrington_TheBindery_042.jpg

For Rent

The Bindery
51-53 Hatton Garden
Farringdon EC1N

Location

The Bindery is a few minutes walk from Farringdon and Chancery Lane underground stations. With the Elizabeth line open, Farringdon Station will be 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: Prufrock Coffee, Smiths of Smithfield and Luca, to name just a few.



For Rent

The Bindery
51-53 Hatton Garden
Farringdon EC1N

220524_PiercyCo_Dorrington_TheBindery_087.jpg



For Rent

The Bindery
51-53 Hatton Garden
Farringdon EC1N

Amenities

- 2,475 Sq Ft Communal Roof Terrace
- Raised timber floors – access for underfloor cabling
- Openable windows per floor with Bespoke window opener by Fish Fabrications
- VRF heating and cooling with bespoke casings
- Exposed steel and brick
- Automatic rear gate – for bike access
- 24 “Five at Heart” lockers with vents and digilocks
- 36 secure indoor bike racks and visitor bike spaces
- Platform lift providing wheelchair access to lift lobby
- Two new lifts providing access to all levels



Compton

For Rent

The Bindery
51-53 Hatton Garden
Farringdon EC1N

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
4th	3,129	£95	£26	£16.88	£35,952.21	£431,426.52	Let

For Rent

The Bindery
51-53 Hatton Garden
Farringdon EC1N

Developer

Dorrington

Tenure

Leasehold

Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Islington

Tenure

New Lease

Availability**Content**

Watch the Film
(click button)



Contact Us

[compton.london](https://www.compton.london)

020 7101 2020

enquiries@compton.london

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



Josh Perlmutter

jp@compton.london

0207 101 2020 | 07814 699 096



Jake Kinsler

jk@compton.london

0207 101 2020 | 07928049777