

AT ONLY £29.75 PER SQ FT PER ANNUM EXCLUSIVE

**86 HATTON GARDEN
LONDON, EC1**

GROUND FLOOR OFFICES AND BASEMENT STORAGE

AVAILABLE TO LET TOGETHER OR SEPERATELY

GROUND FLOOR | 2,050 SQ FT | (190 SQ M) APPROX

BASEMENT STORAGE | 515 SQ FT | (49 SQ M) APPROX



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.

DESCRIPTION The ground floor provides both open plan & cellular space which could be put to a variety of commercial uses together with the option of basement storage, in total extending to approximately.

Ground floor	2,050 sq ft	(190 sq m)
Basement storage	515 sq ft	(49 sq m)

RENT	Ground floor	£61,000 per annum exclusive	(Only £29.75 psf)
	Basement storage	£8,000 per annum exclusive	(Only £15.00 psf)

LEASE For a term to be agreed.

EPC C74

VIEWING By appointment through landlord's sole agents:

BTG Eddisons

Richard Spencer

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&

Omar Saad

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For more information, visit eddisons.com
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