

**86 HATTON GARDEN
LONDON, EC1**

MODERN FIFTH FLOOR OFFICES TO LET

850 SQ FT APPROX (78.96 SQ M)

GREAT VALUE AT (£48.50 psf)



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 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:

BTG Eddisons

Richard Spencer

07778 521 230

&

Omar Saad

07483 111 764

For more information, visit eddisons.com

020 3205 0204



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