

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

BRIGHT OFFICE, SHOWROOM OR WORKSHOP

**WITH PRESTIGIOUS
HATTON GARDEN ADDRESS**



31 HATTON GARDEN, LONDON EC1N 8DH

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.

31 HATTON GARDEN, LONDON EC1N 8DH



LOCATION	Located on the east side of Hatton Garden, the premises are in the heart of London's world famous jewellery district. Farringdon and Chancery Lane stations are a few minutes walk away.
DESCRIPTION	Bright first floor office premises in an attractive period building.
AREA <i>All areas stated apx.</i>	230 sq ft/21.37 sqm
AMENITIES	<ul style="list-style-type: none">* Open plan accommodation* Excellent ceiling height* Excellent natural light* Wooden floor* WC
RENT	£13,000 PAX
BUSINESS RATES	We understand the Rateable Value of the premises is £4,700 and 100% relief from business rates is

available subject to small business rates relief rules. Interested parties are advised to make their own enquiries.

SERVICE CHARGE	Apx. £1,800 per annum plus VAT.
LEASE	A new lease for a term of not less than 3 years is available directly from the Freeholder.
EPC	E/117
VAT	The Landlord has opted the building to tax and VAT will be charged.
VIEWING	By appointment through sole agent

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