

# Compton

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## Farringdon

The Bindery  
51-53 Hatton Garden  
EC1N 8HN

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

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**For Rent**  
3,129 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## 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, cafés, pubs and restaurants. Local favourites include: Prufrock Coffee, Smiths of Smithfield and Luca, to name just a few.

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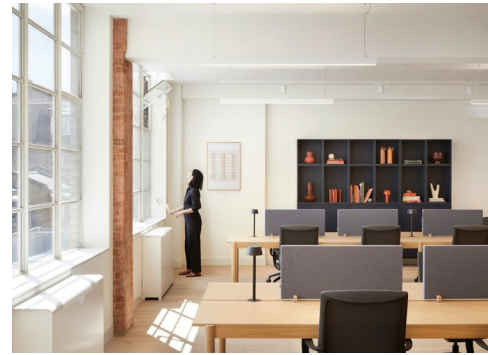
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## Amenities

- 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

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## 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 with its meeting rooms, exercise and relaxation areas. The views across London, to St Paul’s and beyond, are panoramic and dramatic.

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 bike parking and a maintenance area, club-quality shower facilities, a drying room and plenty of lockers.

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## Content

[View on Website](#)



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## 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

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## Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th	3,129	£97.50	£26	£16.88	£36,604.09	£439,249.02	Under Offer

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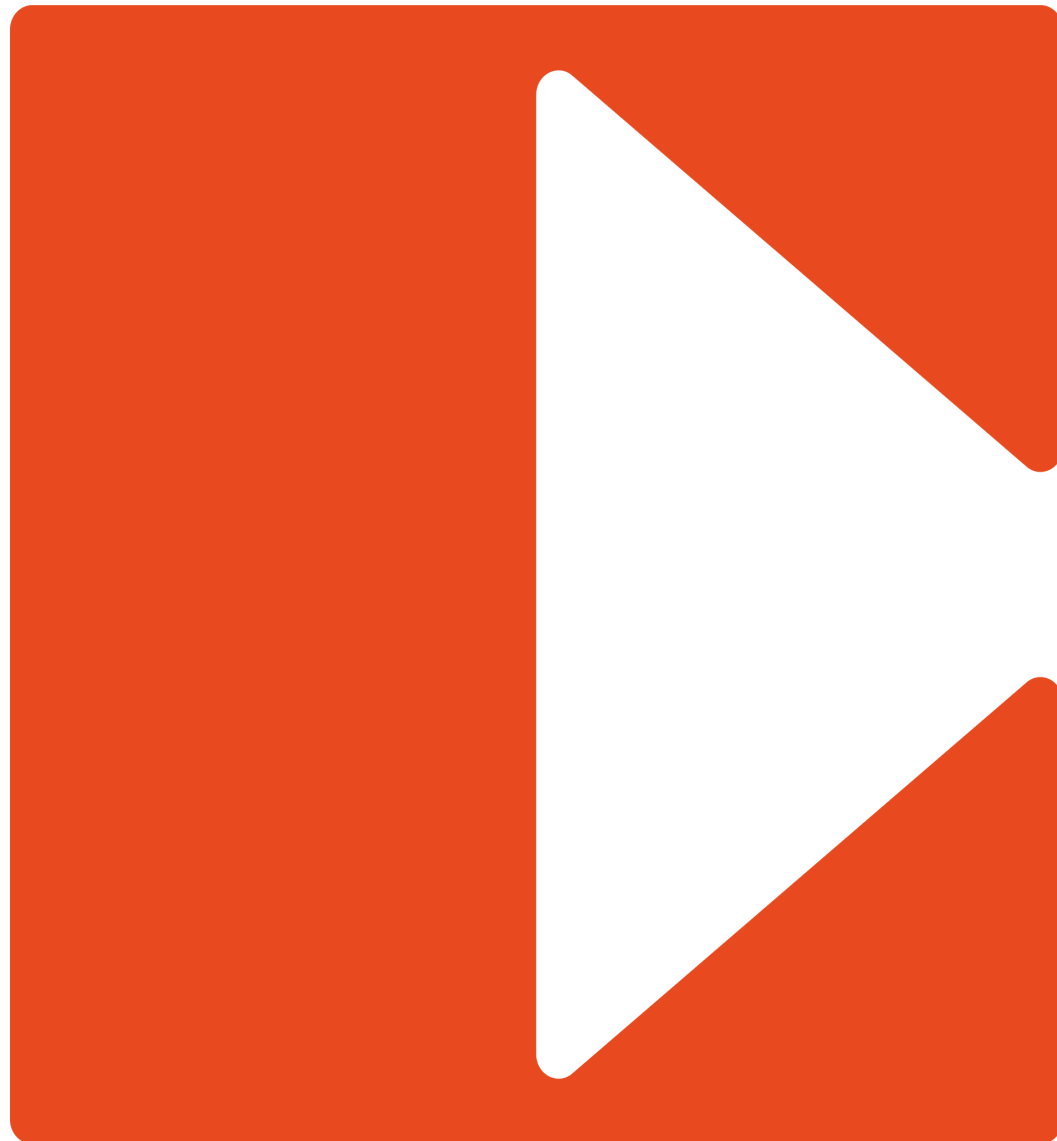
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## Contact Us

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

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07814 699 096

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