



33 Hatton Garden, Clerkenwell, London, EC1N 8DL

Office(s) / Jewellery Showroom Units

LOCATION:

Located on the highly prestigious and desirable Hatton Garden, the property benefits from Hatton Garden's prime location and good retail provision. Transport links are excellent with the property being situated within less than 500 metres of both Farringdon Station and Chancery Lane Underground Station. Hatton Garden is famous for being the precious stones capital of London.

DESCRIPTION:

The property comprises an office building totalling to seven floors which benefits from a fob-entry security system in a open plan presentable ground reception area providing access to the shared passenger lift, majority of the existing users are involved within the Suites within the property offer a wide selection of open plan spaces arranged either front onto / overlooking Hatton Garden itself, or in more secluded / private units to the rear of the property, floors benefit from WC facilities on each floor. The units benefit from good natural light / their own phone entry system, various units ranging from 200 sq ft to 1,580

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sq ft. The fourth floor unit of 1,580 sq ft is the whole floor has been stripped out ready for a tenants own fitout benefits from its own WC facilities and lift access directly on to its own level. All areas approximate have been supplied by the landlord and will need to be cleared on site by interested parties.

USE CLASS: E - Commercial, Business and Service



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

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PREMISES:

	AREA SQ.FT	AREA SQ.M	RENT PAX	RENT PER SQ.FT	AREA BASIS
LEVEL 4 SUITE 41	1,580	147	£86,900	£55	NIA
SUITE 36	285	26	£15,530	£54	NIA
LEVEL 1 SUITE 01	1,350	125	£74,250	£55	NIA
LEVEL 1 SUITE 12A	296	28	£16,280	£55	NIA
SUITE 31	235	22	£12,950	£55	NIA
SUITE 32	150	14	£7,000	£47	NIA

(All areas approximate)

AMENITIES:

- License Agreement AVAILABLE
- Near Farringdon Station | Chancery Lane
- Located on the Infamous Hatton Garden
- Surrounded by many Jewellery Businesses
- Affluent Shopping/Showroom Catchment
- Great Local Retail Provision
- Fob Entry System
- Good Natural Light

TERMS:

The smaller units are available on flexible 6 month licence (no legal fees). The larger units are available on a new FRI lease for a term to be agreed in the region of 5 to 10 years.

VAT: Is payable.

RATES PAYABLE: The rateables value are available upon request.

EPC: Available upon request.

SERVICE CHARGE: £6.00 per sqft

VIEWING: Strictly by appointment only.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:



Paul Goodsir

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



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