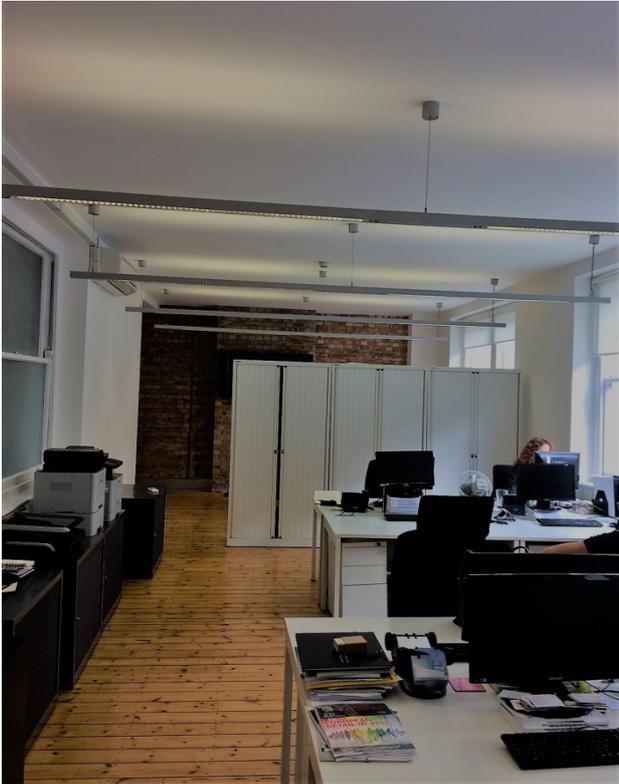


## EC1- Hatton Garden

36-38 Hatton Garden



### LOCATION & DESCRIPTION

5 min walk to Farringdon Station or Chancery Lane Underground. A very popular fully occupied period office building, which has been recently refurbished and upgraded, providing warehouse style office facilities.

The building benefits from 24 hr access; door entry system, a good quality entrance foyer with lift and staircase to all floors: showers and cycle storage.

### ACCOMMODATION

The first floor suite, comprises light, airy and quiet accommodation approximately 65 sq m (721 sq ft) and laid out as open plan offices, currently for 10 desks and separate meeting area.

### Assignment or Subletting

Finishes include stripped timber flooring, exposed brickwork walls and a kitchenette.

WC accommodation is immediately adjacent (outside the demise).

### LEASE and RENT

The property is available by way of an assignment or underletting of current lease which expires in August 2019. Current rent is £27,720 per annum exclusive for the remainder of the term.

### SERVICE CHARGE

Service charge is currently £6,609.60 per annum

### RATING ASSESSMENT 2018/19

Rateable Value £17,500

Rates Payable £8,400

We recommend that interested parties make their own enquiries with the local rating authority,

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VIEWING

Andrew Shackel

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Subject to Contract

August 2017