

# 54 HATTON GARDEN

LONDON, EC1N 8HN

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FOREST  
REAL ESTATE

# TO LET

## 982 SQ FT

Open plan bright fully furnished office with private meeting room. Located within close proximity to Farringdon Station.

### Key Features

- Open plan
- boardroom
- Fully fitted
- Passenger lift
- Wood effect flooring
- New key point...
- Excellent natural light
- Kitchen
- Attractive period building
- Perimeter VRV heating and cooling
- Close proximity to public transport

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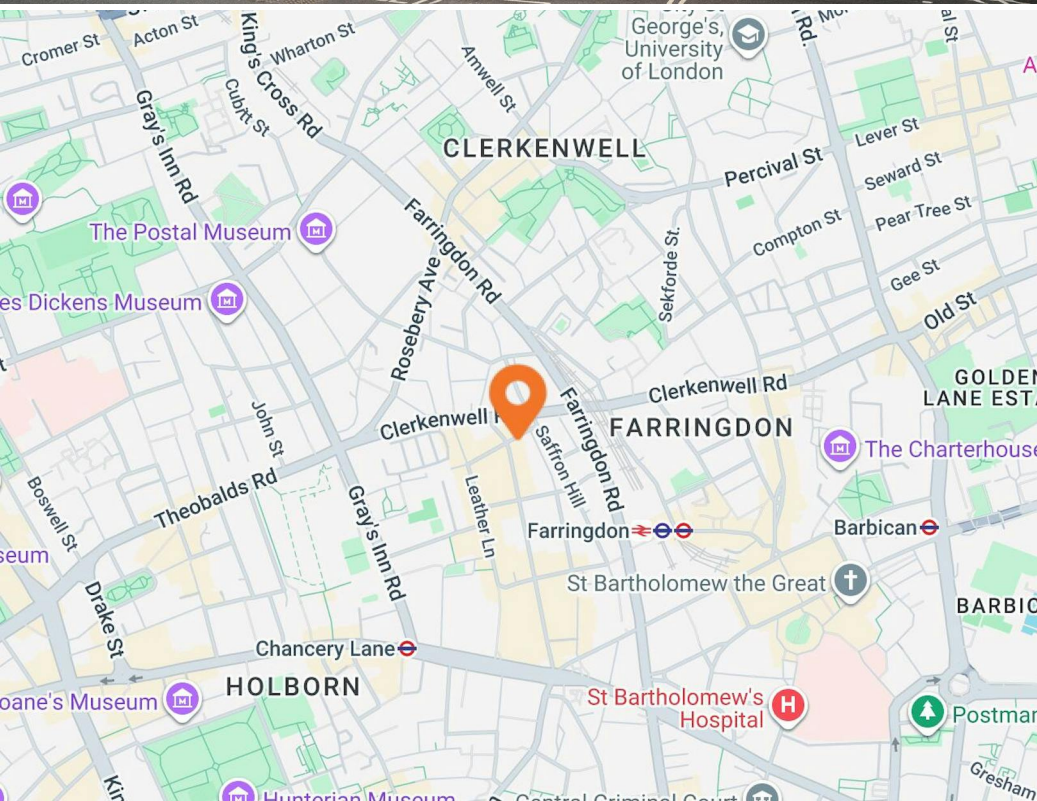


## Description

Prime Farringdon location. Well presented open plan floor with the benefit of a private meeting room situated within this attractive period style building. The 3rd floor office space offers exceptional natural daylight throughout. Ideal for media/creative and professional occupiers

## Location

54 Hatton Garden benefits from excellent transport links being located 200 meters from Farringdon Station providing access to London Underground (Hammersmith and City, Circle and Metropolitan Lines) Thameslink, National Rail and the Elizabeth Line. Its central location makes it easy to reach the City, West End and major international travel hubs, while still offering the character and charm of this popular location.





# Availability

|                |                      |
|----------------|----------------------|
| Lease          | New Lease            |
| Rent           | £49.50 per sq ft     |
| Rates          | £22.33 per sq ft     |
| Service Charge | £12.98 per sq ft TBC |
| VAT            | Applicable           |
| EPC            | C                    |

# Contact

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