

USP.

4 Garrett Street, London,
EC1Y 0TY

**Conventional leases or
managed solutions**

592 - 3,671 SQ FT

usp.london

020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
Fifth Floor	Available	915	£57.50	Fully Fitted
Third Floor Rear	Available	592	£57.50	Fully Fitted
First Floor	Available	2,164	£57.50	Fully Fitted

Amenities

Concierge Services	Bespoke Fitout
DDA compliant	Shower Facilities
Bike Storage	24 Hour access
Communal Meeting Room	Event Space





Description

Fully refurbished offices available on managed and traditional leases

4 Garrett Street comprises 10,699 sq ft of self contained office spaces, spanning across 5 floors. Each floor is available in either CAT A or as fully fitted bespoke space. Floor plates range in size, from 915 sq ft to 2174 sq ft. The building offers range of common areas for tenants including communal meeting rooms, catered event space, shower facilities and bike storage.

4 Garrett Street is located moments from Old Street station which provides excellent transport connections as well as Farringdon station which is serviced by the newly available Elizabeth Line. The area boasts a large range of amenities, with Broadgate Circle and Shoreditch both within walking distance.

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Further Information

A new lease available direct from the landlord

Rent
POA

Service Charge
TBC

Rates
C.£17 PSF

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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