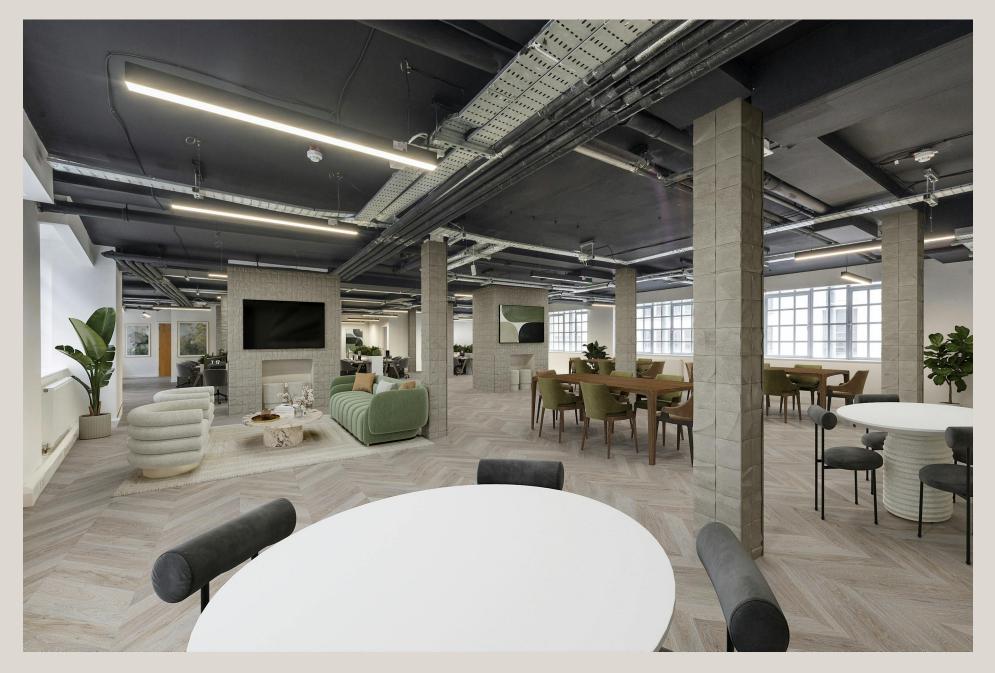
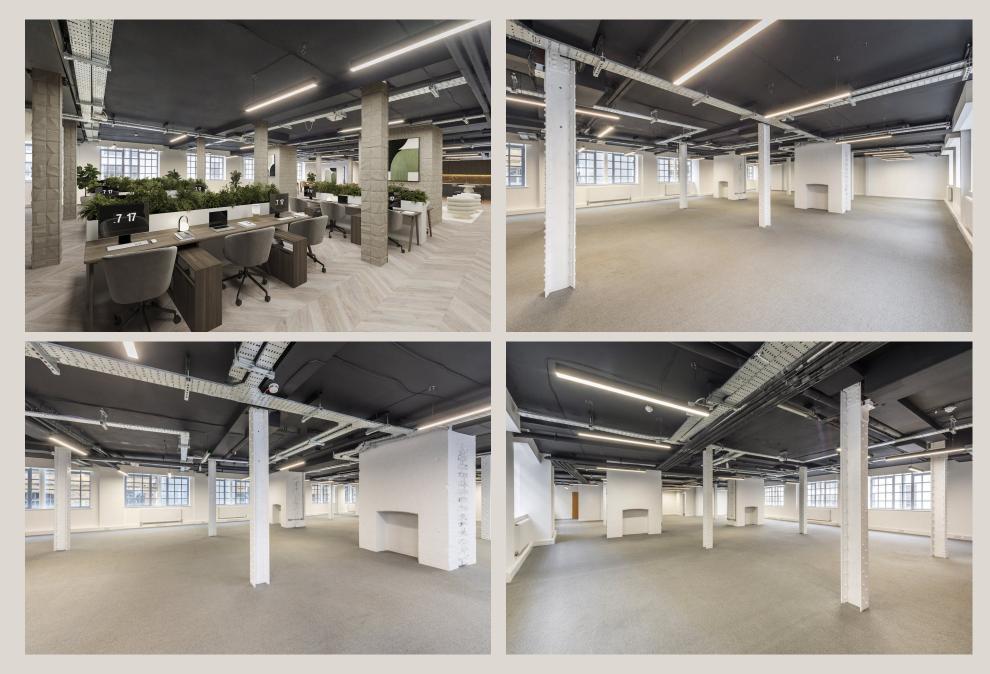
3-11 EYRE STREET HILL Farringdon







3-11 Eyre Street Hill



3-11 Eyre Street Hill

Lookbook



3-11 Eyre Street Hill

Lookbook



DESCRIPTION

Eyre Street Hill will provide industrial style accommodation currently fitted 2 meeting rooms as well as a demised kitchen and restrooms. Features include exposed steel frame beams, a strike black painted ceiling with exposed track systems, crittall style windows and painted exposed brickwork. The kitchenette area will be upgraded prior to occupation.

HIGHLIGHTS

- Fitted Industrial Style Workspace
- Stunning Victorian Warehouse Building
- Fitted With 2-3 Meeting Room
- Crittall Style Windows
- Painted Brickwork
- Striking Black Ceiling With Exposed Steel Features
- Good Floor To Ceiling Height
- Demised Cloakrooms
- Brand New Kitchenette
- Perimeter Trunking
- Bike Storage
- Potential For Demised Shower
- Potential For Access To Passenger Lift

CONNECTIVITY

The premises benefits from fibre connectivity.

LEASE

Flexible leases from 12 months, or longer. Rent will be subject to a fixed increase for leases longer than 2 years.

FURNITURE

Furniture packages could be available for the first floor, subject to additional cost.

WHEN CAN YOU MOVE IN? From September 2023

VIEWINGS

Bookings for physical and virtual tours are also available, so we can walk you through how great this space in.

VAT This building is elected for VAT.

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

PHOTOGRAPHY

We have included CGIs / virtual furnishing in our photography to a modernised and furnished offices. These are for indicative purposes only.

3-11 Eyre Street Hill

COMMUTE

Farringdon. 8 mins Chancery Lane. 8 mins Barbican. 15 mins Russell Square. 17 mins Kings Cross. 24 mins

PARKING Hatton Garden Car Park - 4 minutes.

FOODIE HOTSPOTS

- KIN Granger & Co
- Leather Lane Market HIX

LIQUID LUNCH

- The Gunmakers Arms The Yorkshire Grey
- Piano Works Iberica

A STRETCH AWAY

- Gymbox - The Gym

- Bounce - More Yoga

CONTACT

LDG (0207 580 1010) or our joint agents Susskind London (020 7831 8311) for viewings.

Specifics

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
lst	2,734	£102,525 per	£51,712	£20,505	£14,561.83	£174,742	Available
		annum	/annum	/annum			
Total	2,734				£14,561.83	£174,742	

3-11 Eyre Street Hill







DD: 0207 290 0599 M: 07940 930 930 E: harrison@ldg.co.uk

DANIEL

CASTLE

DD: 0207 290 0590

M: 07502 224 861

E: daniel@ldg.co.uk



HARRY ISAACS

DD: 020 7291 0993 M: 07756 873 842 E: harry.i@ldg.co.uk

LDG | www.ldg.co.uk 53 Great Titchfield Street London, W1W 7PJ

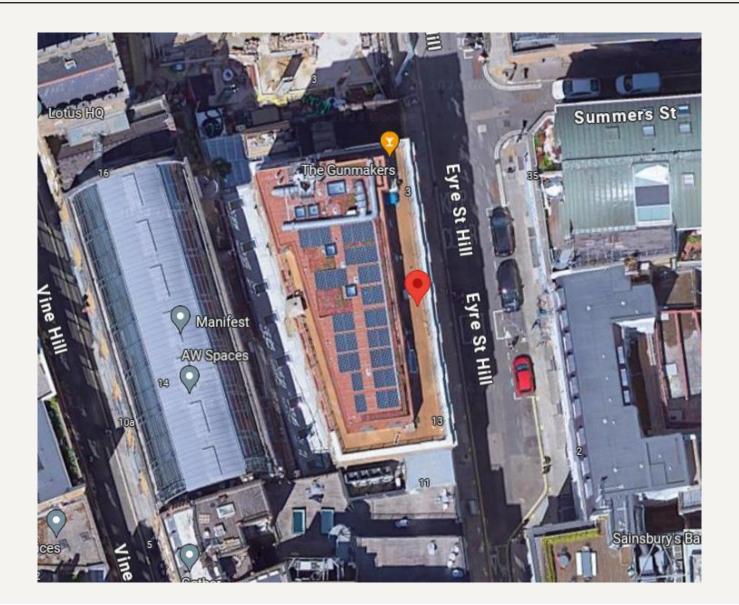
3-11 Eyre Street Hill

in F 0

Susskind

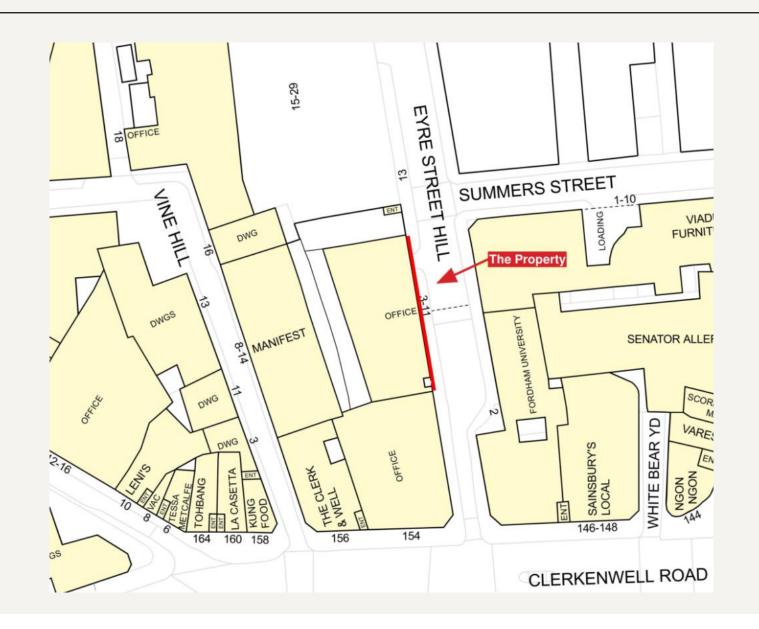
3-11 Eyre Street Hill, London, EC1

Susskind.

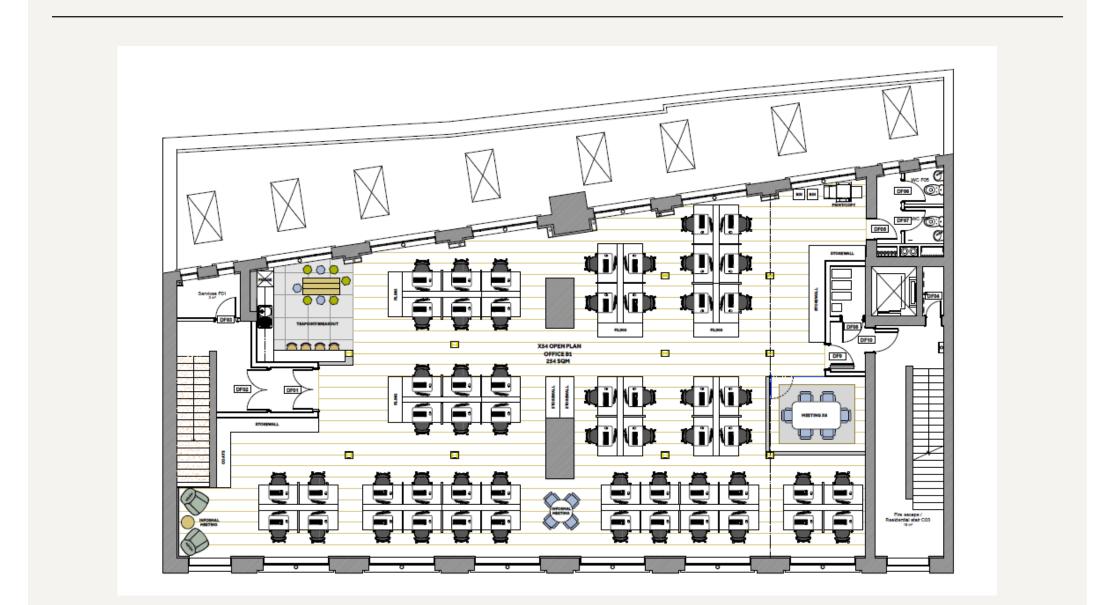


3-11 Eyre Street Hill, London, EC1

Susskind.



3-11 Eyre Street Hill, London, EC1



Susskind.