

3-11 EYRE STREET HILL

Farringdon



LDG



3-11 Eyre Street Hill







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.

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.

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Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
1st	2,734	£102,525 per annum	£51,712 /annum	£20,505 /annum	£14,561.83	£174,742	Available
Total	2,734				£14,561.83	£174,742	

Ready to talk?



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