



Suskind.

Deals done within a 0.25 mile radius

3-11 Eyre Street Hill, EC1R

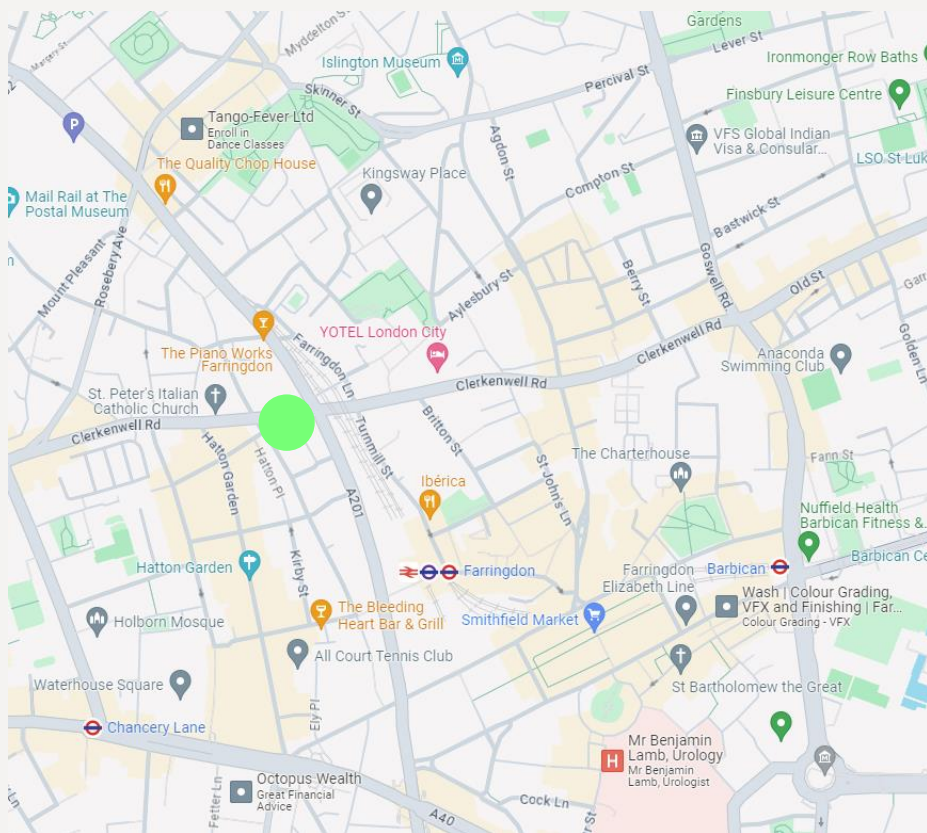
3-11 Eyre Street Hill, EC1R – Comparable evidence/Deals done

Building	Size (Ft ²)	Rent (£/Ft ²)	Date signed	Floor	Spec
1 Onslow Street, EC1	1,283	£36.00	November 2023	Ground, 1 st	CAT A
113-117 Farringdon Road, EC1	1,004	£40.00	October 2023	2 nd	CAT A
10 Laystall Street, EC1	1,300	£38.07	September 2023	Ground, Lower Ground	CAT A
13-19 Vine Hill, EC1	2,918	£41.12	May 2023	Ground, Lower Ground	CAT A
8 Rosebery Avenue, EC1	1,802	£41.62	February 2023	Ground, Lower Ground	CAT A+
52-54 Rosebery Avenue, EC1	1,281	£37.50	February 2024	2 nd	CAT A
68 Hatton Garden, EC1	1,310	£30.53	January 2023	1 st	CAT A
127 Clerkenwell Road, EC1	2,311	£42.00	August 2022	4 th	CAT A+
1 Coldbath Square, EC1	1,809	£31.22	December 2023	LG, G, 1 st , 2 nd	CAT A
Bedford House - 21A John's Street, WC1	1,500	£37.00	November 2023	1 st	CAT A
26-29 St. Cross Street, EC1	2,140	£45.00	November 2023	1 st	CAT A

3-11 Eyre Street Hill, EC1R

1 Onslow Street, EC1N

Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal signed	Spec
Ground, 1 st	1,283	£36.00	November 2023	CAT A



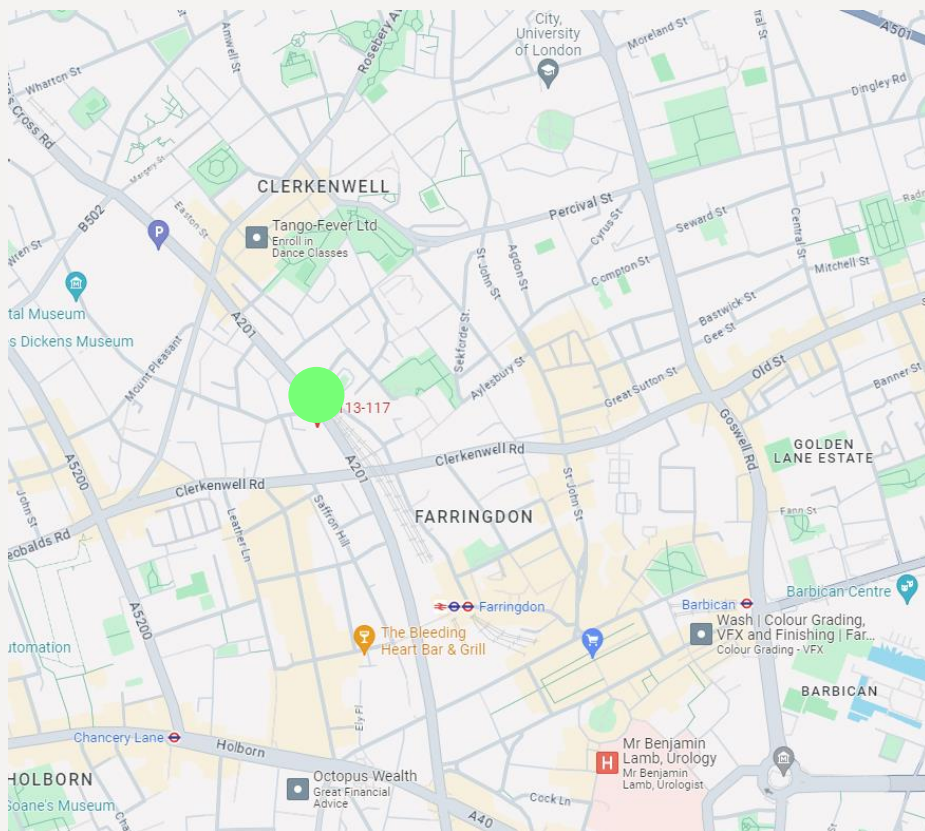
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3-11 Eyre Street Hill, EC1R

113-117 Farringdon Road, EC1

Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal signed	Spec
2 nd	1,004	£40.00	October 2023	CAT A



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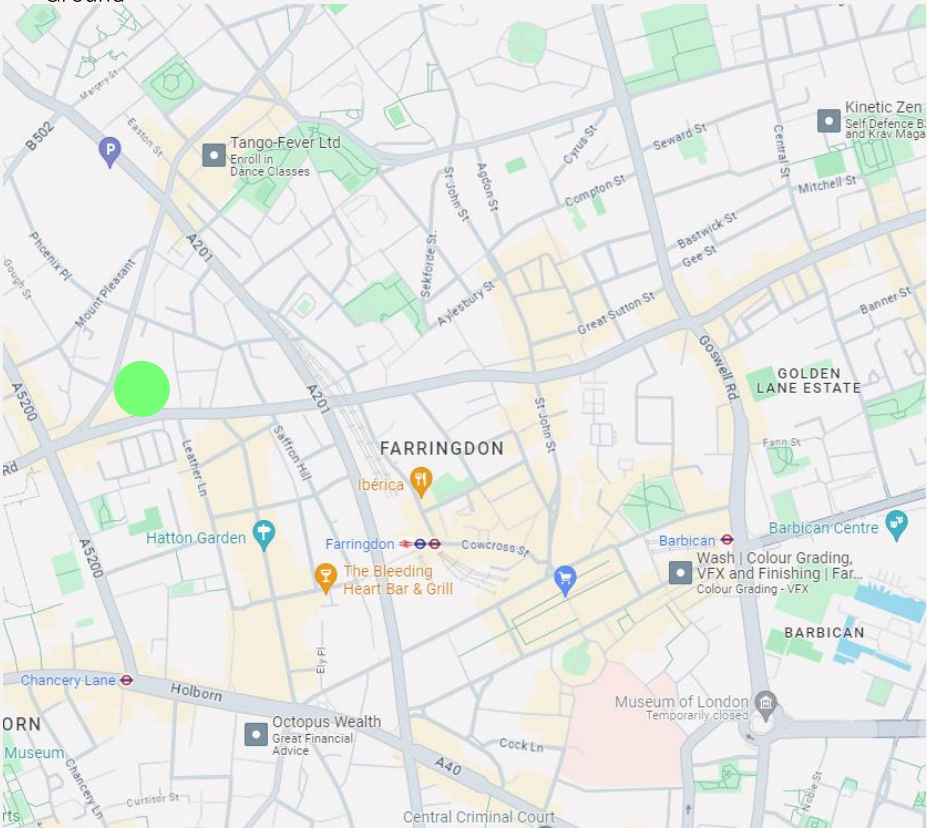
3-11 Eyre Street Hill, EC1R

10 Laystall Street, EC1

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Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal signed	Spec
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Ground, Lower Ground	1,300	£38.07	September 2023	CAT A
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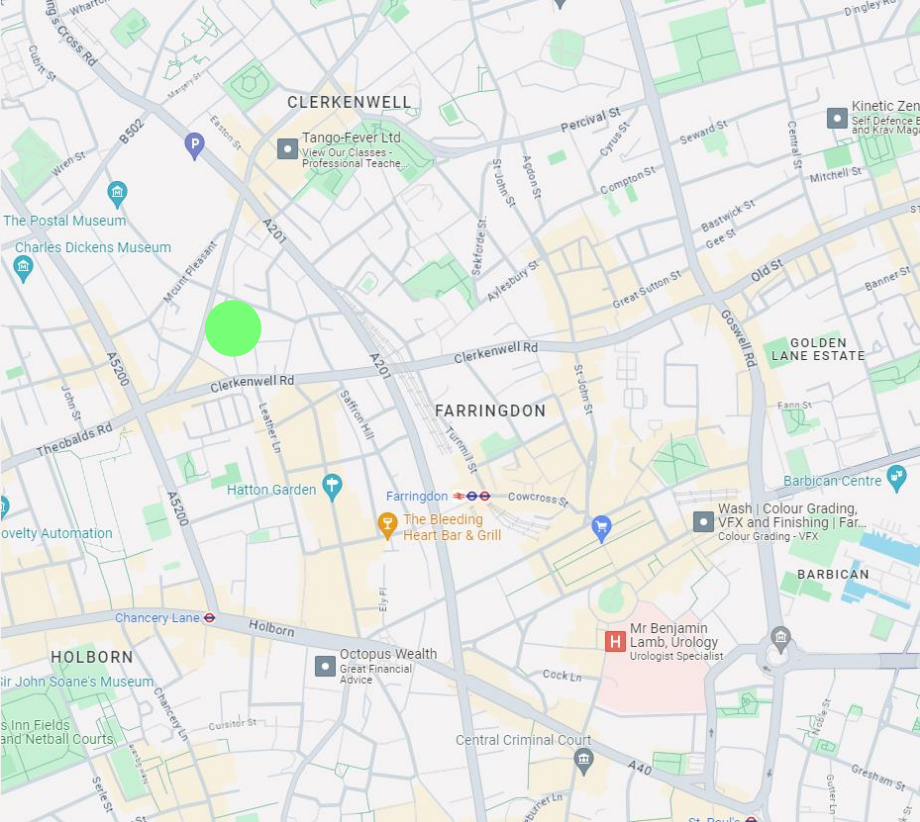
3-11 Eyre Street Hill, EC1R

13-19 Vine Hill, EC1

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Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal signed	Spec
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Ground, Lower Ground	2,918	£41.12	May 2023	CAT A
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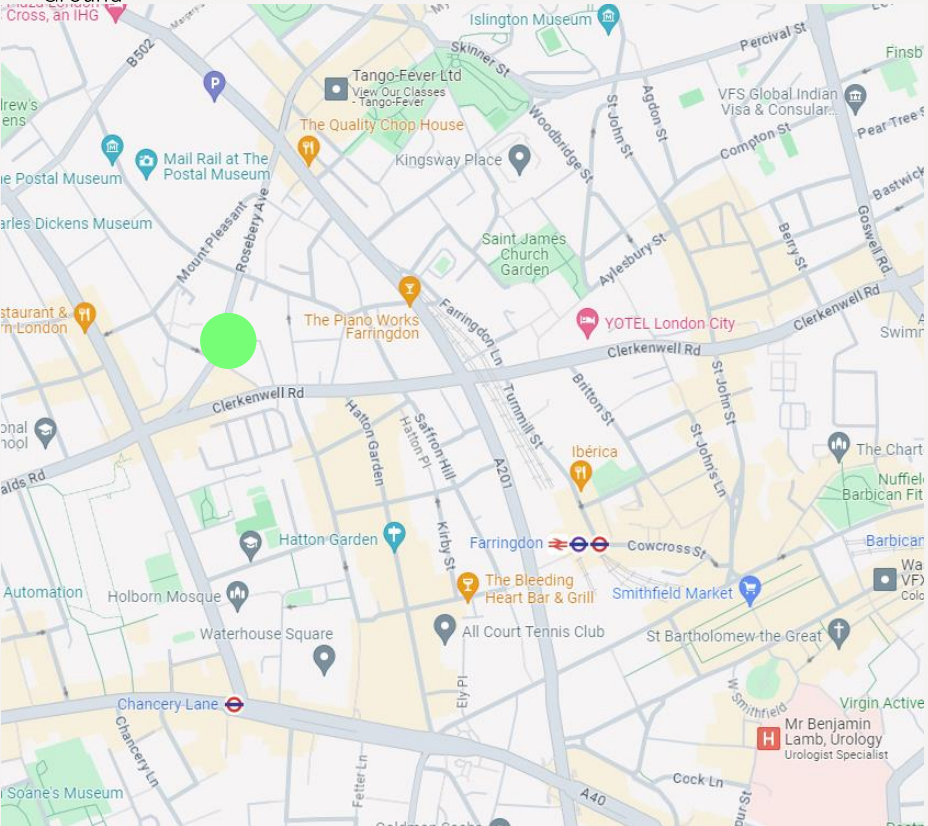


3-11 Eyre Street Hill, EC1R

8 Rosebery Avenue, EC1

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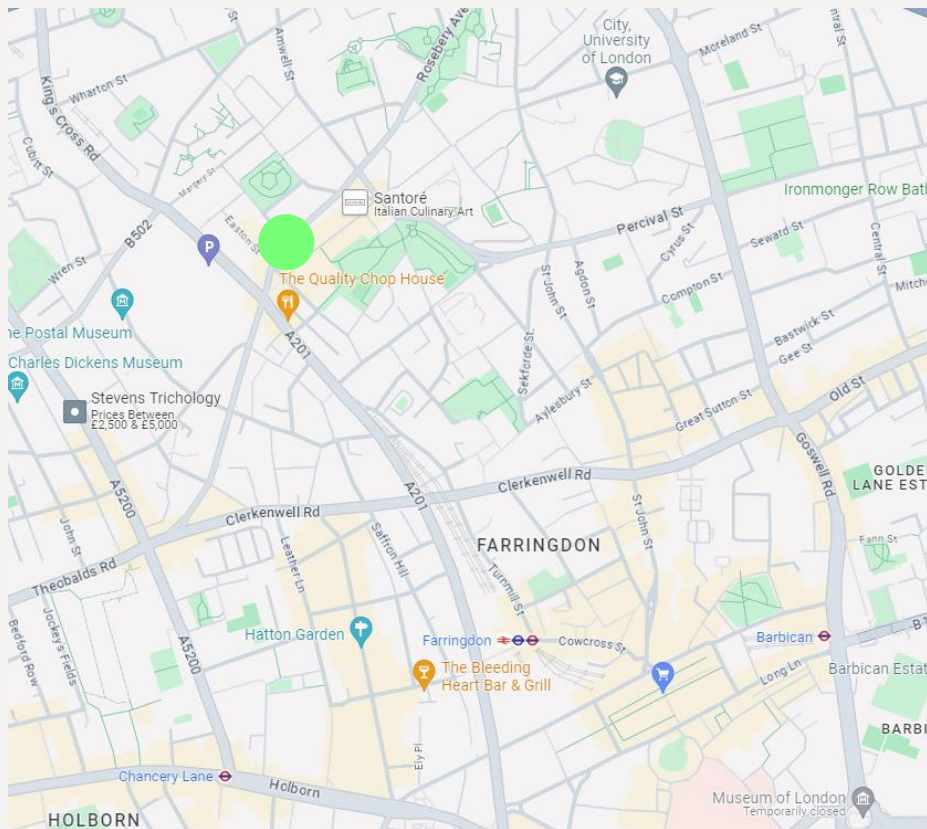
Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal Signed	Spec
Ground, Lower Ground	1,802	£41.62	February 2023	CAT A+



3-11 Eyre Street Hill, EC1R

52-54 Rosebery Avenue, EC1

Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal Signed	Spec
2 nd	1,281	£37.50	February 2023	CAT A



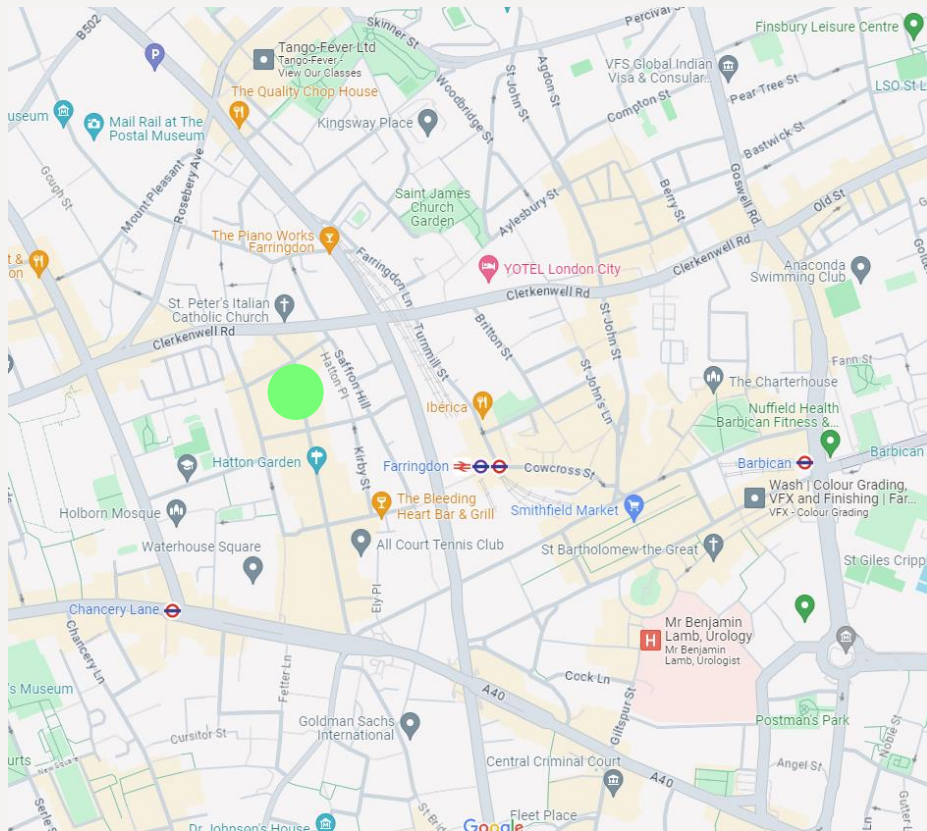
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3-11 Eyre Street Hill, EC1R

68 Hatton Garden, EC1

Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal Signed	Spec
1st	1,310	£30.53	January 2023	CAT A



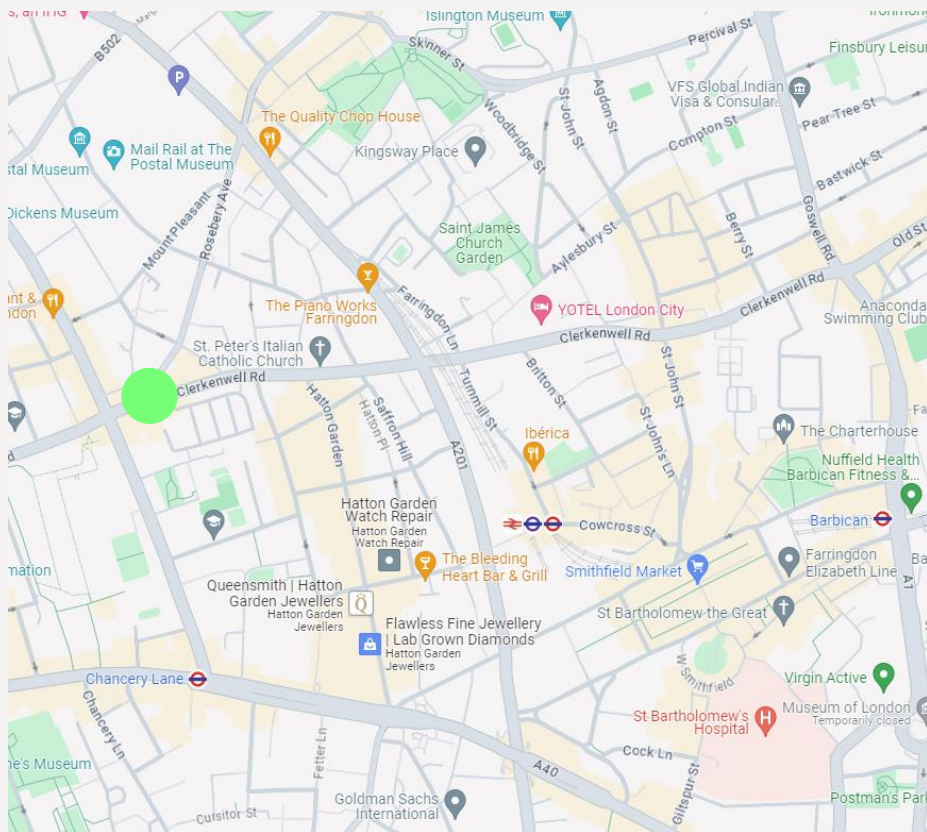
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3-11 Eyre Street Hill, EC1R

127 Clerkenwell Road, EC1

Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal Signed	Spec
4 th	2,311	£42.00	August 2022	CAT A+



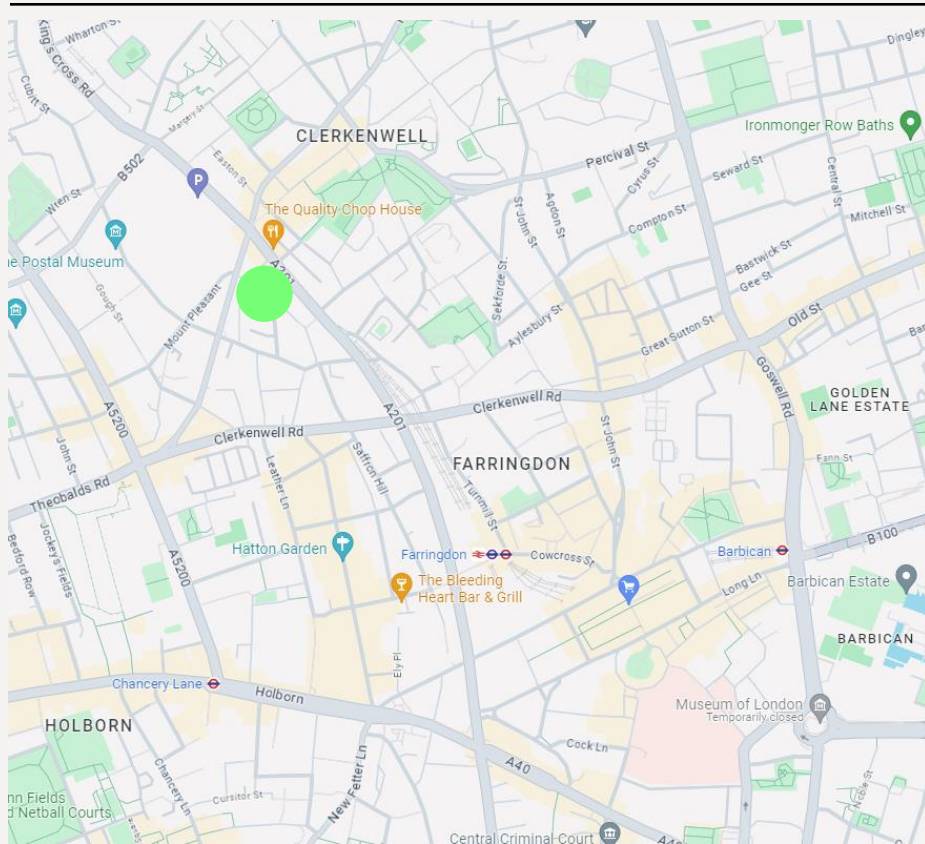
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3-11 Eyre Street Hill, EC1R

1 Coldbath Square, EC1

Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal Signed	Spec
LG, G, 1 st , 2 nd	1,809	£31.22	December 2023	CAT A



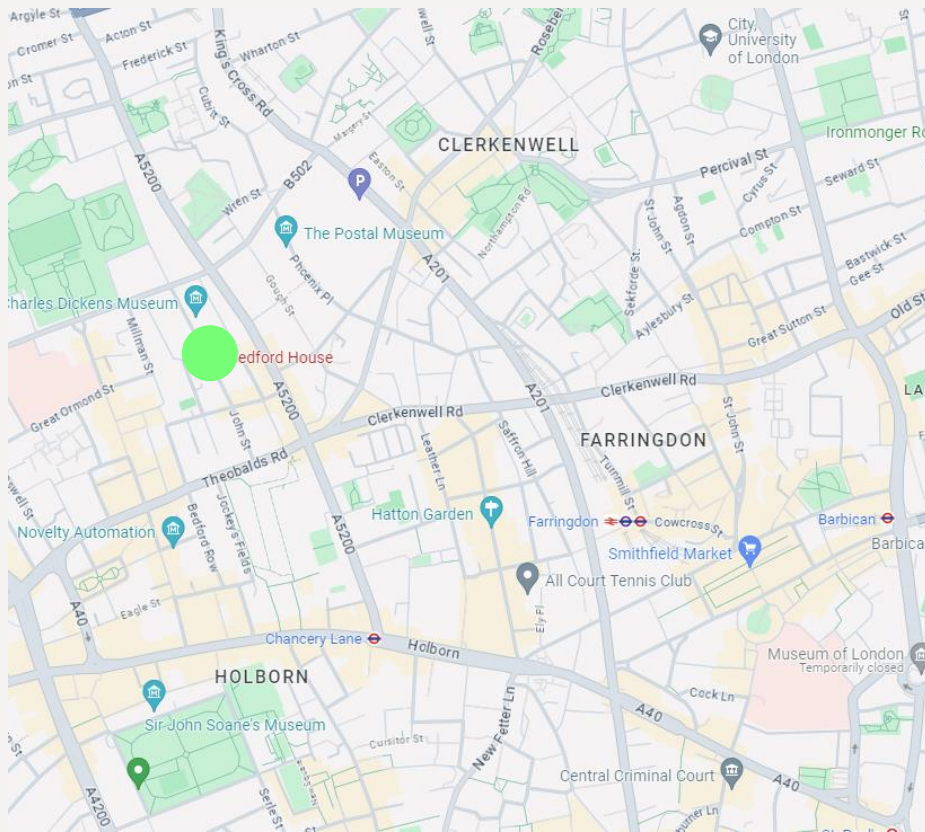
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3-11 Eyre Street Hill, EC1R

Bedford House - 21A John's Street, WC1

Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal Signed	Spec
1st	1,500	£37.00	November 2023	CAT A

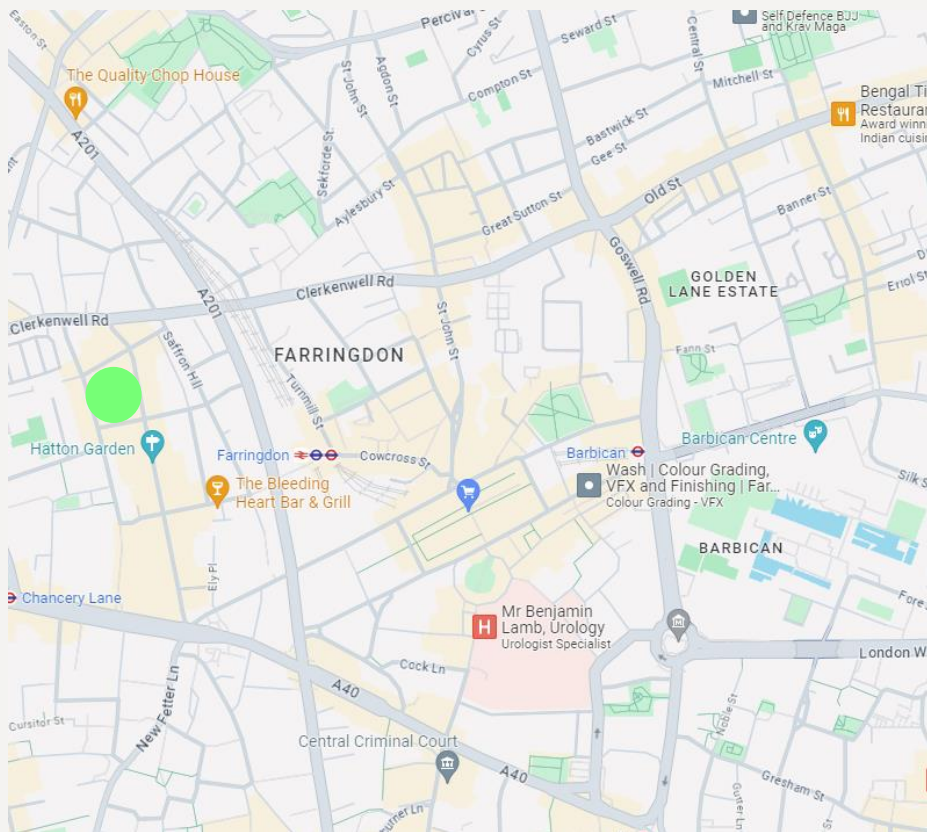


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3-11 Eyre Street Hill, EC1R

26-29 St Cross Street, EC1

Floor	Size (Ft ²)	Rent (£/Ft ²)	Deal Signed	Spec
1st	2,140	£45.00	November 2023	CAT A



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