



**COPPING JOYCE**  
Chartered Surveyors

www.coppingjoyce.co.uk

Tel: 020 7749 1041

Established 1898

## Office Space

**680 – 6,010 sq ft**

Commercial Office Space

## TO LET

84 Hatton Garden, London EC1N 8JR



### LOCATION

The property is situated in the heart of London's diamond centre and within easy reach of good transport links. The trendy bars and restaurants of Clerkenwell are nearby and High Holborn is within close proximity.



**TRANSPORT**

- Farringdon Station (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)
- Chancery Lane Station- ( Central line)

**DESCRIPTION**

Refurbished office space. The building can be let as a whole or as individual floors.

**AMENITIES**

- Wooden flooring
- Male and Female WC's
- Kitchen
- Entryphone
- Alarm
- Central Heating
- Lift

**APPROXIMATE FLOOR AREAS**

Unit	Sq ft	Sq m
Fifth Floor	680	63
Fourth Floor	735	68
Third Floor	735	68
Second Floor	735	68
First Floor	735	68
Ground Floor	1,098	102
Lower Ground Floor	1,292	120
<b>Total</b>	<b>6,010</b>	<b>557</b>

**LEASE**

A new full repairing and insuring leases are available for a term by arrangement.

**RENT**

Upon application.

**SERVICE CHARGE**

Approximately £4.00 per sq ft

**RATES**

We advise all interested parties must make their own enquiries to the London Borough of Camden.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**PLEASE CONTACT**

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