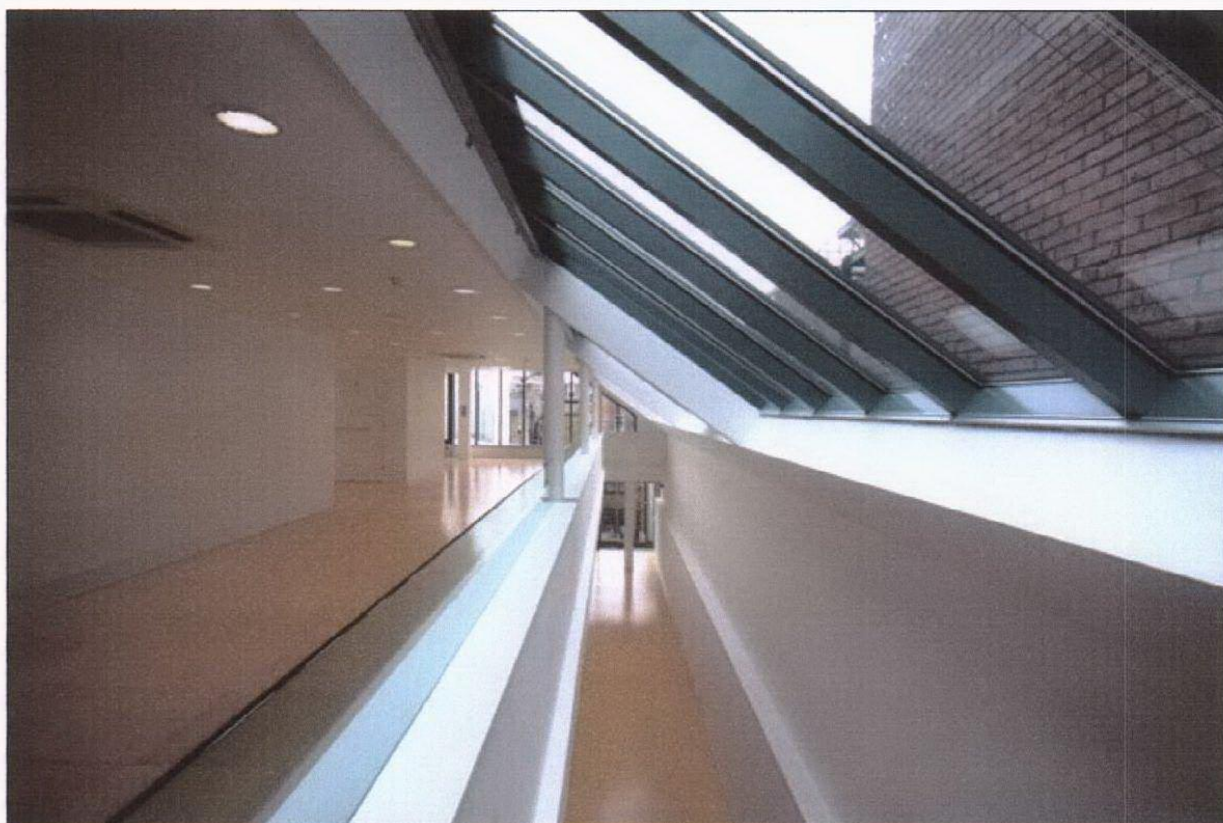


PROPERTY PARTICULARS



Wren House,
43 Hatton Garden, London EC1N 8EL

5,626 Sq Ft (522.67 M²) approx

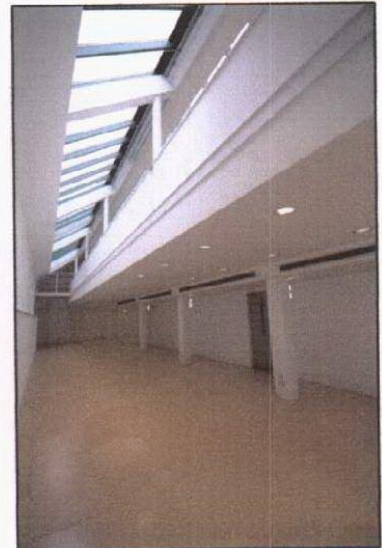
**Outstanding Refurbishment
“Media Style”**

**Top Floor Duplex Office Space
For Rent With Private Roof Terrace
In This Unique
Grade II Listed Conversion
In The Heart Of Hatton Garden**



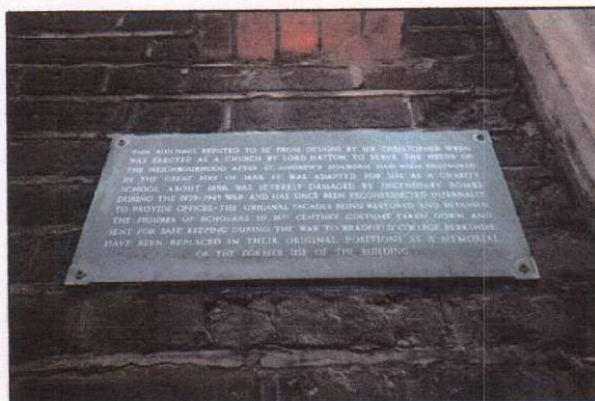
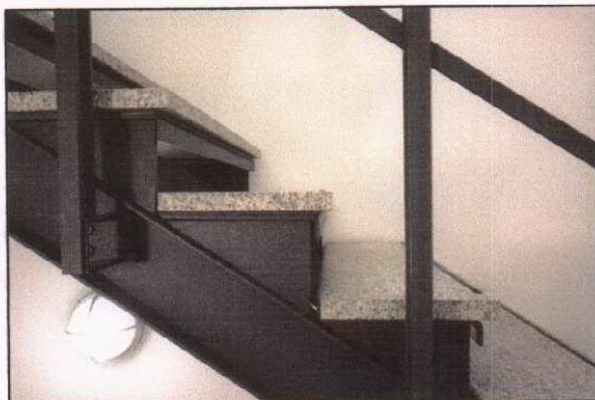
These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves as to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

HATTON REAL ESTATE



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HATTON REAL ESTATE

Wren House is a high specification contemporary office behind a renovated, Grade II Listed façade.

This building, reputed to be from designs by Sir Christopher Wren, was erected as a Church by Lord Hatton to serve the needs of the neighbourhood after St. Andrew's Holborn had been destroyed in the Great Fire of 1666. It was then adapted for use as a charity school in about 1696.

After being severely damaged by incendiary bombs during the 1939-1945 war, it has since been reconstructed internally to provide offices; the original façades now restored and retained.

The figures of scholars in 18th century costume were taken down and sent for safe keeping during the war to Bradford College, Berkshire. They have been replaced in their original positions as a memorial of the former use of the building.

- Situated On The Heart Of Hatton Garden
- Newly Refurbished
- Good Natural Daylight
- Private Roof Terrace
- Fully Accessible Raised Floors With Beech Wood Veneer Finish
- Air-Conditioning
- Category II & Pendent Modern Lighting
- Open Plan Floors
- Self-Contained Male & Female W.C's
- Video Entry Phone System
- Passenger Lift
- CCTV
- Nearest Tubes - Farringdon & Chancery Lane Stations

Floor Areas & Outgoings

FLOOR		SQ FT APPROX	
4 th		2,076	
3 rd		3,550	
Total		5,626	
Rent Per Sq Ft	£29.50	Rent Per Annum	£165,967.00
Service Charge Per Sq Ft	£6.85	Service Charge	£38,538.10
Rates Payable Per Sq Ft	£12.92	Rates Payable	£72,783.60
Total		£277,288.70	

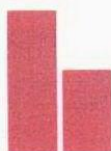
Terms

New Full Repairing & Insuring Lease Available For A Term By Arrangement
Direct From The Freeholder

Viewings / Further Information:

Hatton Real Estate
Michael Raibin / Shaun Simon
mraibin@hattonrealestate.co.uk / ssimons@hattonrealestate.co.uk

020 7101 2020



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Simon Taylor MRTPI

From: "P.Ivanov" <pi@warnerlofts.co.uk>
To: "Simon Taylor MRTPI" <s.taylor54@ntlworld.com>
Sent: 13 July 2011 18:17
Attach: image001.png; WREN HOUSE ONLINE STATS.pdf
Subject: Wren House online stats...

From: Michael Raibin [mailto:MRaibin@hattonrealestate.co.uk]
Sent: 13 July 2011 18:02
To: P.Ivanov
Subject: Wren House online stats...

Michael Raibin

Director

Hatton Real Estate
6-7 Hatton Garden
London EC1N 8AD

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Direct +44 (0) 20 7871 7421
Mobile +44 (0) 7880 795 679
BBM Pin 231D67CB
LinkedIn [MichaelRaibin](#)

mraibin@hattonrealestate.co.uk
www.hattonrealestate.co.uk

Check out Hatton's Blog - www.hattonrealestate.co.uk/blog

Winners of YN Agency of the Year 2011



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All offers are made subject to contract and all statements are made without prejudice.

Hatton Real Estate the trading name of Hatton Real Estate Limited. Hatton Real Estate Limited is a company registered in England and Wales. Company Number: 7274439 Registered Office: 6-7 Hatton Garden, London EC1N 8AD.

**Property log for: LON0004DE****Printed on 13-Jul-2011, 18:29****Advertising****Publication**

Total Emails Sent to Matching Applicants

Total Mail Sent to Matching Applicants

Total SMS Messages Sent to Applicants

Visitors who looked at this Property Online

Total Property Details Printed Off from the Web

Volume

2

0

0

912

83

Total advertisements: 997

Inspections - Waver House, 44 Hatton Garden, EC3									
Viewing Date	Agency	HRE Agent	Tenant	Industry	Acquiring Agency	Sq Ft Min	Sq Ft Max	Floors	COMMENTS
07/07/2011	HRE	SS	Unknown	Consultants	Strutt & Parker	4,000	6,000	3rd & 4th	At the larger end of their requirement, but will consider their options.
04/07/2011	HRE	MR	Unknown	Media	Devono	4,000	6,000	3rd & 4th	Configuration unsuitable.
23/06/2011	HRE	MR	Mars Advertising Inc	Advertising	JLL	4,000	6,000	3rd & 4th	Have made an offer.
07/06/2011	HRE	MR	Ergonom	Furniture	HRSV	3,000	5,000	3rd & 4th	Preference for 1 Ground Floor and would like to buy a building.
02/06/2011	HRE	RE	Unknown	Advertising	Devono	4,000	6,000	3rd & 4th	Liked space. May request a 2nd inspection.
31/05/2011	HRE	ES	OpenX Ltd	Media	Cushman Wakefield	3,000	5,000	3rd & 4th	Have made an offer.
26/05/2011	HRE	RS	Clients of King Sturge	Advertising	King Sturge	5,000	10,000	3rd & 4th	Liked the space, on a shortlist of 3
13/05/2011	HRE	MR	Mars Advertising Inc	Advertising	JLL	4,000	6,000	3rd & 4th	Liked twice will arrange another inspection.
09/05/2011	HRE	RB	Unknown	Training	Savills	5,000	6,000	3rd & 4th	Configuration unsuitable.
20/04/2011	HRE	RB	Its Pretty Green	Design	N/A	4,000	6,000	3rd & 4th	Liked feel of space just unsure as to how they would utilise space. May arrange 2nd inspection.
20/04/2011	HRE	RB	Unknown	Design	Raul	4,000	6,000	3rd & 4th	Representing a design agency in Shoreditch looking for cheap space, so will not be suitable.
19/04/2011	HRE	MR	Styles & Wood	Retail Interiors	N/A	3,000	4,000	3rd & 4th	Too large for their requirement.
13/04/2011	HRE	RB	n/a	Cash Machines	Devono	5,000	6,000	3rd & 4th	Liked space. Have requested further information / floor plan. The building has been shortlisted.
28/03/2011	HRE	RB	n/a	Architects	Devono	4,000	5,000	3rd & 4th	Liked space although layout was not suitable.
21/03/2011	HRE	RB	Unknown	Engineers	Cluttons	4,000	5,000	3rd & 4th	Initial search and may be on short list.
14/03/2011	HRE	MR	Unknown	Media	Noble Harris	4,000	6,000	3rd & 4th	Liked space, but concerned about layout configuration. May still be of interest though.
11/03/2011	HRE	MR	Powerscourt	Media	N/A	4,000	6,000	3rd & 4th	This is their 2nd inspection and will be arranging a 2nd.
09/03/2011	HRE	RS	Powerscourt	Media	N/A	4,000	6,000	3rd & 4th	Liked the space. Have requested space plans and arranged 2nd inspection.
03/03/2011	HRE	MR	Unknown	Media	Susie Rajwan	4,000	6,000	3rd & 4th	Liked building, but preference for single floor.
02/03/2011	HRE	RB	Spindrift Consulting	Consultants	N/A	3,500	5,500	3rd & 4th	Liked space. Concern is the space is just too big for them at this stage of their business.
18/02/2011	HRE	SS	Levenmoney.com	Advertising	Melkers and Harding	4,000	6,000	3rd & 4th	Have made an offer.
15/02/2011	HRE	RB	Unknown	American TV	Martin Levy	5,000	7,000	3rd & 4th	One of preferred options. Awaiting feedback.
11/02/2011	HRE	SS	Unknown	Training	Devono	5,000	7,000	3rd & 4th	Liked the space and awaiting feedback.
07/02/2011	HRE	SS	Unknown	Advertising	Melkers and Harding	5,000	6,000	3rd & 4th	Liked the space and are considering making a proposal.
04/02/2011	HRE	SS	WidJob	Recruitment	N/A	4,000	7,000	3rd & 4th	Liked the space however not suitable due to the specification being too high.
31/01/2011	HRE	RB	Pulse Films	Films	N/A	4,000	5,000	3rd & 4th	Liked space. Have requested further information / floor plan. The building has been shortlisted.
31/01/2011	HRE	SS	The Trade Limited	Publisher	N/A	5,000	6,000	3rd & 4th	Boased two floors down on Hatton Garden. Early stages of the search however this is of interest and we are awaiting feedback.
10/01/2011	HRE	SS	Photosound	Advertising	CBRE	5,000	7,000	3rd & 4th	Having thought we were progressing with a deal, the MD has now parted company and we are now in limbo.
07/01/2011	HRE	MR	Taylor Wimpey	Housebuilder	N/A	5,000	6,000	3rd & 4th	Have moved to one of their other offices.
06/01/2011	HRE	SS	Photosound	Advertising	CBRE	5,000	7,000	3rd & 4th	Liked the space and have made a proposal.