


# OFFICE TO LET

36/37 New House, 67/68 Hatton Garden, Clerkenwell, London



 **RENT** £12,500 PA / £42 PSF

 **SIZE** 300 Sq Ft / 27.9 SQM

 **FLOOR(S)** 3rd Floor

 **AVAILABLE** Immediately



## CONTACT

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- Economical office space
- Smart common parts
- Good natural light
- Passenger lift
- Walking distance from Tube station
- Central heating
- Entry phone system
- Category 2 lighting

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## THE SPACE

Consists of two interconnecting rooms and is ideal for a business of three to four people. The property benefits from having central heating throughout the building, a smart entrance hall, two passenger lifts and a concierge on site.

## LOCATION

The building is well located on Hatton Garden near to the junction with St Cross Street which leads through to Leather Lane. Hatton Garden is the heart of London's jewellery district and consists of predominantly commercial office buildings and retail outlets.

## NEARBY

- |                                                                                                    |                                                                                                     |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  20+ Gyms           |  20+ Restaurants   |
|  20+ Bars / Pubs    |  16 ATMs           |
|  20+ Accountants    |  20+ Banks         |
|  20+ Cafes          |  4 Meal Deliveries |
|  20+ Parking Places |  6 Post Offices    |

### Bus Routes

8, 17, 40, 46, 55, 59, 63, 133, 243, 341, n242, n25

### Chancery Lane

Central

### Farringdon

Elizabeth line

### Farringdon

Thameslink

### Farringdon

Circle H'smith & City Metropolitan

### Barbican

Circle H'smith & City Metropolitan

### City Thameslink

Thameslink

### Holborn

Central Piccadilly

### London Blackfriars

Southeastern Thameslink

### St. Paul's

Central

## USE

B1 - Office.

## LEASE

Lease outside the Landlord & Tenant Act 1954.

## DEPOSIT

Three month Rent Deposit which is returned at the end of the term with accrued interest.

## SERVICE CHARGE

The annual budget, which appears to be £3,074.75 ex VAT for the year ending September 2019.

## BUSINESS RATES

Payable to Camden council, the rateable value appears to be £10,500. This is NOT the amount payable. You may find that no rates are payable for this office. Please rely on your own confirmation with the local authority as you will pay them directly and may qualify for a discount.

## BUILDINGS INSURANCE

You would be liable for 1.54% of the whole buildings folio which is £259.81 ex VAT for the whole of 2019.

## FEES

One-off admin fee of £700 ex VAT

## VAT

This property is subject to VAT.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## EPC

D (76 - 100)

76 : This property

These details were updated on 06/02/2024



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