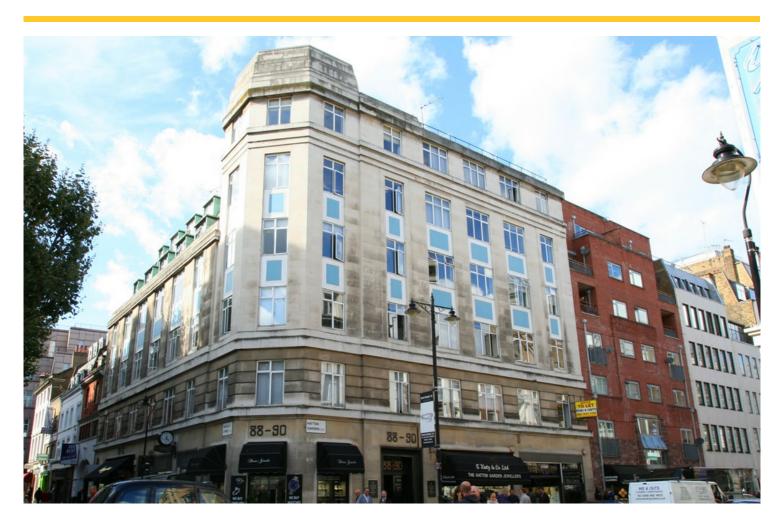
# **OFFICE TO LET**

# 88/90 Hatton Garden (Suite 3), Clerkenwell, London, EC1N 8PN













CONTACT
Elliot Goodman
020 7843 3793
07773 038 190
elliot.g@pearl-coutts.co.uk

# 88/90 Hatton Garden (Suite 3), Clerkenwell, London, EC1N 8PN

## THE SPACE

# **LOCATION**

#### **NEARBY**

**#** 20+ Gyms

20+ Bars / Pubs

20+ Accountants

20+ Cafes

20+ Parking Places

11 20+ Restaurants

£ 18 ATMs

🗭 20+ Banks

4 Meal Deliveries

4 Post Offices

★ Farringdon Thameslink

Barbican

St. Paul's

Holborn

Central Piccadilly

Chancery Lane

Circle H'smith & City Metropolitan

#### Bus Routes

8, 17, 25, 40, 46, 59, 63, 133, 341, n242, n25

#### **Farringdon**

Elizabeth line

**←** Farringdon

Circle H'smith & City Metropolitan

City Thameslink

Thameslink

London Blackfriars

Southeastern Thameslink

Blackfriars

Circle District

USE

#### **LEASE**

Outside the Landlord & Tenant Act 1954.

#### **DEPOSIT**

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

#### **SERVICE CHARGE**

Available upon request.

## **BUSINESS RATES**

Rates are payable to the local authority. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

### **BUILDINGS INSURANCE**

Available upon request.

#### **FEES**

There is a one-off administration fee of £ + VAT.

#### **VAT**

This property is subject to VAT.

### **LEGAL COSTS**

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

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