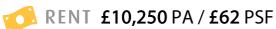
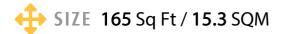
# **OFFICE TO LET**

## 88/90 Hatton Garden (Suite 38), Clerkenwell, London













**CONTACT Kutlay Akpinar** 020 7843 9198 07976 378 467 kutlay.a@pearl-coutts.co.uk

### 88/90 Hatton Garden (Suite 38), Clerkenwell, London

#### THE SPACE

### **LOCATION**

#### **NEARBY**

20+ Cafes

20+ Parking Places

**#** 20+ Gyms

20+ Bars / Pubs

20+ Accountants

6 Meal Deliveries

3 Post Offices

20+ Restaurants

£ 16 ATMs

20+ Banks

★ 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

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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.

These details were updated on 06/02/2024

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