

21 HATTON GARDEN

LONDON, EC1N 8BA



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

This office space has a modern and trendy feel to it with glass walls that mean you can have privacy but without the feeling of being boxed in and helps to maintain the open flow of the space. With a blend of both private offices and co-working spaces, this centre has everything from original exposed brickwork to steel beams and marble columns. An added bonus is that all the kitchens are fully stocked day and night and the break out spaces are designed to promote creativity and inspire collaboration within your team. In addition to this the space comes with a welcoming reception area as well as having a helpful on-site team. This centre has 6 meeting rooms which are carefully designed to suit your needs. And last but certainly not least there are onsite shower rooms and an amazing old school arcade room where you can take a break from the stresses of your day, as well as a library and in-house cafe; which can also bring you coffees, breakfast or lunch straight to your desk.

LOCATION

This space benefits from great travel links with a wide variety of stations with the closest being Farringdon and Chancery Lane as well as just being a short walk away from the vital connection to the Thameslink. Being located just a short 15 minute walk away from London's silicon roundabout means that you are sure to attract the best talent with this premier address and are able to benefit from all the local perks. Whether it be trendy places to eat, get coffee or have an after work drink rest assured there are plenty of interesting places for you to explore before, during or after work.

SPECIFICATION/AMENITIES

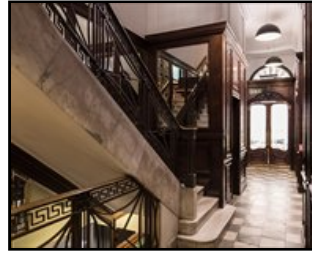
- Bike Storage
- Private Offices
- Reception
- Meeting Rooms
- WiFi
- On-site Staff

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

0203 440 9809

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Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2021