

# 54 HATTON GARDEN

HOLBORN, ECI



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

The building was comprehensively redeveloped to an exceptional standard in 2008 retaining its period facade. It is arranged over lower ground, ground and 5 upper floors. The accommodation is highly specified and benefits from a solar powered centralised hot water system and rainwater harvesting system. The 2nd and 3rd floors are available, both comprising approximately ,000 sq ft.

## ACCOMMODATION

### FLOOR

3rd - (CAT A)

### AREA

993 sq ft

2nd - (CAT A+)

992 sq ft

### TOTAL

1,985 sq ft

Floor area subject to measurement

## LOCATION

The property is prominently situated on Hatton Garden, in the heart of Clerkenwell and Farringdon. Farringdon Station is within 200m, providing access to London Underground (Hammersmith and City, Circle and Metropolitan Lines), National Rail (Thameslink) and Crossrail. Chancery Lane Underground Station is also a short walk providing access to the Central Line.

## SPECIFICATION/AMENITIES

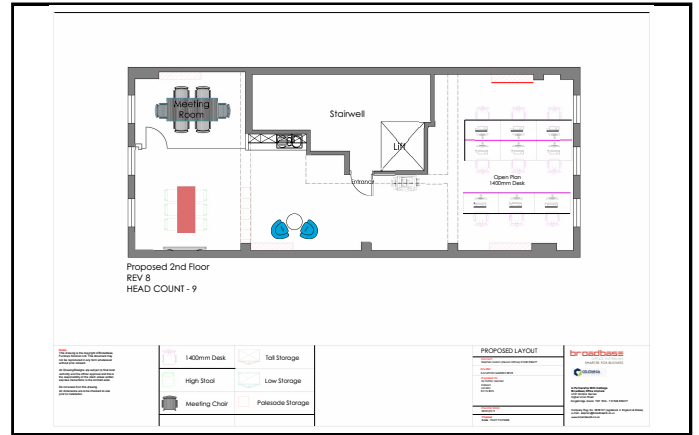
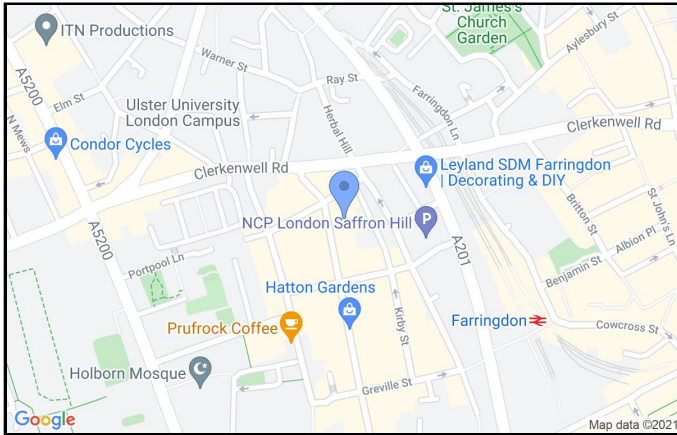
- \*Reduced rent for year 1!\*
- Perimeter VRV air-conditioning and air circulation system
- Raised access floors and plastered ceilings
- New LED lighting
- Key fob entry phone system
- 8 person passenger lift
- Male/female WC's on each floor
- Disabled WC and shower on lower ground floor

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## TERMS

### LEASE

New lease direct from the landlord.

### RENT

3rd floor (CAT A) - £62.50 psf p.a.x.

2nd floor (CAT A+) - £65.00 psf p.a.x.

### RATES

£19.65 per sq ft (2019/20)

### SERVICE CHARGE

£9.79 per sq ft

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the joint sole agent:

### JEREMY TRICE

0203 440 9802

[jeremy.trice@gryphonpropertypartners.com](mailto:jeremy.trice@gryphonpropertypartners.com)

### MOBILE

07798 636599

### 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. April 2021