



# AVAILABLE - TO LET

## 32-33 Hatton Garden, London EC1N 8DL

Class E (offices) premises, from 225 sq ft (20.9 sq m) to 1,580 sq ft (146.7 sq m)

Rent - £55 per sq ft pax

All enquiries to

0203 576 3331

[Assemblycre.co.uk](http://Assemblycre.co.uk)



Assembly.

Commercial Real Estate



# 32-33 Hatton Garden, London EC1N 8DL

Class E (offices) premises, from 225 sq ft (20.9 sq m) to 1,580 sq ft (146.7 sq m)



## Location

The property is located on Hatton Garden, the world famous jewellery road in Farringdon. Transport links for the property are excellent, with various bus routes running along Farringdon Road and Clerkenwell Road, both of which are close by. Farringdon and Chancery Lane Stations are both approximately 200 and 300 metres away from the property respectively.

Food outlets for the property are good, with Leather Street market operating during week days, offering a wide selection of cuisines of food to take away.

## Description

The offices are situated on the 1st to 4th floors. Access to the floors is via stairs and a passenger lift. They have a mixture of carpets and vinyl flooring, with stripped or spot lighting. There are male and female w/c's on alternate floors.

**Business Rates for 2023/2024** No rates payable for smaller units

**Service Charge** £6 per sq ft

**Building Type** Class E offices

**VAT** The premises are elected for VAT

**EPC Rating D-76**

**Lease Details** A new lease for a term to be agreed.

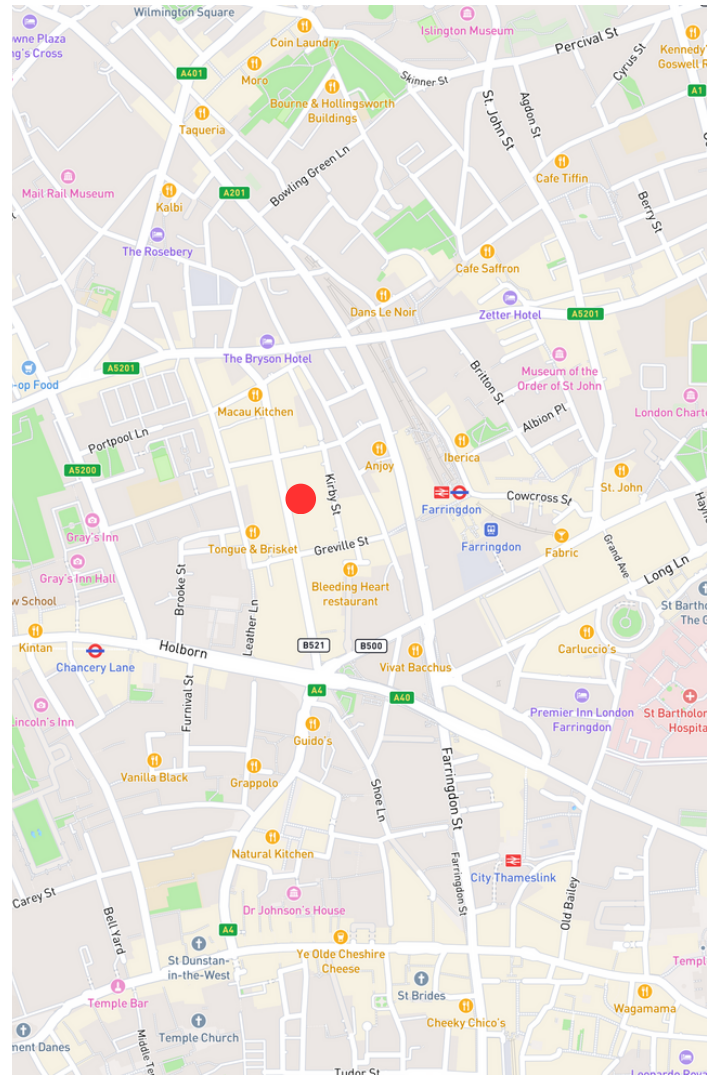
## Size

Unit 01 - 1,350 sq ft (125.4 sq m) - £60,750 pax

Unit 12a - 225 sq ft (20.9 sq m) - £11,000 for 6 months

Unit 23-24 - 236 sq ft (21.9 sq m) - £11,000 for 6 months

Unit 41 - 1,580 sq ft (146.7 sq m) - £71,100 pax



## Contact Owners Joint Sole Agents

### Assembly CRE

020 3576 3331

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These particulars do not constitute an offer or contract.

Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.