



## 77 HATTON GARDEN

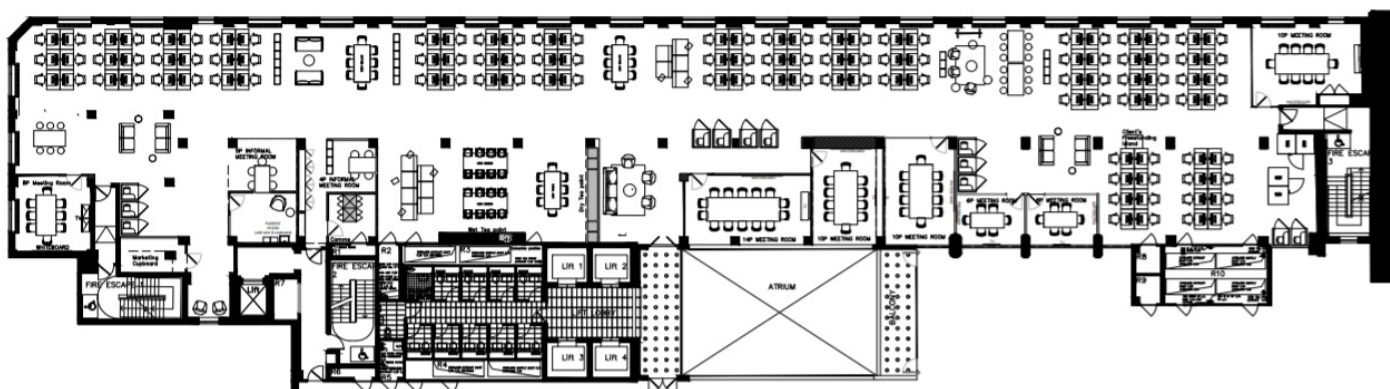
### OVERVIEW

- 77 Hatton Garden is an award winning development in the heart of Clerkenwell, encompassed by light from a full-height atrium.
- The 4th floor is just over 11,100sqft which comprises of desk space, meeting rooms, kitchen and breakout areas.
- The space can be reconfigured or customised to a tenant's specification, allowing them to put their own stamp on the office.
- The floor is available on flexible terms which mean tenants are not tied into a long term lease but have their own private self-contained floor.

### AMENITIES

- Meeting Rooms
- Self- Contained floor
- Bespoke fit out
- 24 Hour Access
- Breakout Space
- Staffed Reception





## TERMS

Flexible by arrangement

## SUMMARY

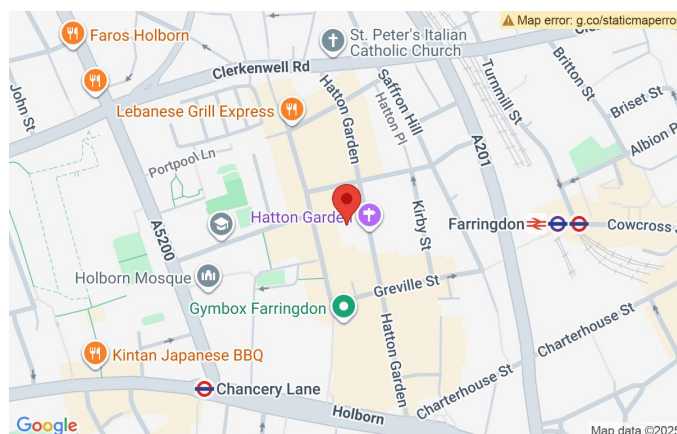
Available Size	11,141 sq ft
Rent	£160 per square foot
Business Rates	Included in rent
Service Charge	Included in rent
VAT	Elected

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**CATHERINE ALEXANDER**

catherine@bureauoffice.co.uk  
+44 (0)7811 11600



## LOCATION

77 Hatton Garden is surrounded by a plethora of lunch and coffee options nearby including Prufrock Coffee, Bleeding Heart Restaurant, The Craft Beer Co. Clerkenwell, Anglo, and EAT. There are also excellent street food options at the nearby Leather Lane.

Farringdon (Metropolitan, Hammersmith and City and Circle lines) and Chancery Lane (Central line) underground stations are a few minute walk from 77 Hatton Garden.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.