

TO LET

PART LOWER GROUND FLOOR

3,641 sq. ft.

**The Johnson Building,
77 Hatton Garden, EC1.**



Location: The property is located in the heart of Midtown between Holborn and Clerkenwell. The office building is close to Chancery Lane and Farringdon Stations, providing excellent Underground and Mainline access.

Accommodation: The office accommodation comprises part lower ground floor totalling 3,641 sq ft.

- Amenities:**
- Impressive entrance with full height atrium
 - Four 16 person passenger lifts
 - Courtyard area
 - Air conditioned
 - Raised floor

- Lease:** A new full repairing and insuring sub-lease expiring October 2021.
- Rent:** £47.50 per sq. ft. exclusive.
- Rates:** TBC
- Service Charge:** Approximately £12 per sq. ft.
- Legal Costs:** Each party is to bear their own legal costs incurred in this transaction.
- Viewing:** Strictly by appointment through sole agent.

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