

FULLY FITTED PLUG & PLAY OFFICE SUITE**TO LET SHORT TERM****PART FOURTH FLOOR – 11,500 SQ.FT****THE JOHNSON BUILDING, 77 HATTON GARDEN****LONDON, EC1N 8JS**

LOCATION:	The property is located on the west side of Hatton Garden between St. Cross Street and Greville Street. Farringdon (Mainline / Thameslink, Circle, Hammersmith & City, and Metropolitan Lines) and Chancery Lane (Central Line) Underground Stations are within a five-minute walk.
ACCOMODATION:	The accommodation comprises part 4 th floor totaling 11,500 sq. ft. The floor provides a high quality fit out having a mixture of open plan areas, offices and meeting rooms.
AMENITIES:	<ul style="list-style-type: none"> * Fully accessible raised floor * Displacement air-conditioning * Excellent natural light * 24-hour manned security * Full height atrium * 4 x 16 person passenger lifts * 1 goods lift * Landscaped courtyard for tenant's sole use * Bike racks & showers
LEASE:	A lease for a term to expire November 2021 inside the Landlord and Tenant Act.
RENT:	£612,000 pa (£54.93 per sq. ft exclusive).
RATE:	£24 per sq ft payable.
SERVICE CHARGE:	£11 per sq ft inc electricity.
LEGAL COSTS:	Each party to bear their own legal costs.
VIEWING:	Strictly by appointment through sole agents.

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