

To Let

Office 4,580 - 11,959 sq ft NIA

Saffron House, 6-10 Kirby Street, London, Greater London, EC1N 8EQ



Summary

- Fully fitted out workspace arranged over the top 2 floors with an interconnecting spiral staircase and multiple terraces
- Type: Office
- Tenure: To Let
- Size: 4,580 - 11,959 sq ft NIA
- Rent: Passing £39.30 per sq ft

Highlights

- Vibrant amenity filled location
- Multiple terraces on each floor
- Recently re-positioned reception & common parts
- Volume & light open-plan fully fitted workspace
- Leases inside 1954 Act

Location

The property is located on Kirby Street, within the heart of Clerkenwell. The property is served by excellent transport communications, with Farringdon Station a 2 minute walk and Chancery Lane, for the Central line, a 5 minute walk. The Elizabeth line is due to arrive at Farringdon in 2018 which will further enhance the accessibility of this location.

Amenities

- Top 2 floors of the building both with multiple terraces
- 24 hour access
- Fully fitted out
- Air conditioning
- Raised floors
- Cycle spaces, lockers & showers

Availability

The 4th and 5th floors are available comprising 7,379 sq ft and 4,580 sq ft respectively.

Terms

Available by way of an assignment for a term expiring March 2019. The leases are inside the 1954 Act.

Energy Performance Rating

This property has been graded as 90(D).

Rent

Passing £39.30 per sq ft

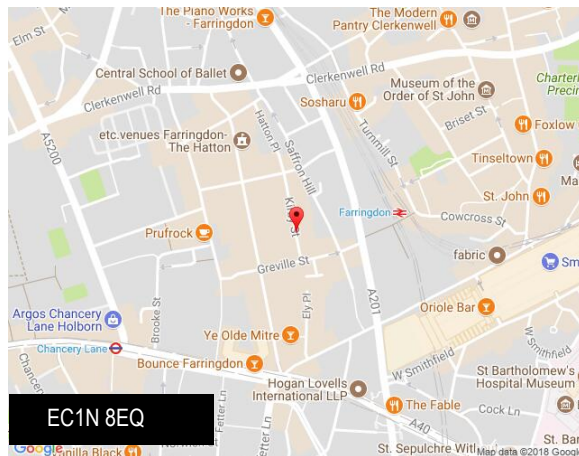
Business Rates

4th: £19.86 per sq ft / 5th: £20.00 per sq ft

Service Charge

Available on Request

4th: £8.53 per sq ft / 5th: £11.36 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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Saffron House
4th Floor

SEATING LAYOUT
(115 SEATS)



Saffron House
5th Floor

SEATING LAYOUT
(62 SEATS)