



8-14 Vine Hill, Farringdon, London, EC1R 5DX
LEASE OFFICE SPACE (Accommodation for 35 to 50 Desks)

The Location

Situated adjacent to Clerkenwell Road, the area surrounding Vine Hill offers dozens of amenities including cafes, bars, restaurants and street food markets. There are also ample transport links including Chancery Lane, Kings Cross and Farringdon – recently named as London’s soon-to-be most connected station.

The Building

Available via Assignment of Lease until September 2021.

The office space available is on the 4th floor including a mezzanine office space. The space is fully fitted and can be taken on fully furnished as well. Newly refurbished attractive former warehouse building and retains many characteristic features including exposed brickwork, excellent natural daylight and wood block raised floors.

Building Highlights

- Fully Fitted (Plug n Play)
- Passenger Lift
- Wood block raised floor
- Comfort cooling
- Central heating

CONTACT:



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Lease Particulars

Rent	PAX
Business Rates	£17,165 PAX
Service Charge	£29,009 PAX
VAT	
Tenure	Assignment of Lease until September 2021

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The Terms

RENT	Average per Desk/Month.
TERM LENGTH	6 to 24 Months (Discounts on 12+ Months)
NOTICE PERIOD	3+ Months from Agreed End Date
DEPOSIT	2 Months Rent

Benefits of Serviced Offices

PRIVATE OFFICE - Personal workspace or area that can provide you and your team with the confidentiality you need.

BUILDING SERVICES - Services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost.

CENTRE MANAGEMENT - Dedicated Onsite Reception support or Centralized Managers looking after your office space.

FLEXIBLE TERM - Perfect for teams/businesses that do not want to commit to a long-term lease.

FIXED COSTS - Simple monthly instalments on your office tenancy with no unexpected or additional costs.

FAST MOVE IN - Be in your office, in as little as 2/3 days.

FLOORPLAN
[VIEW HERE](#)

3D TOUR

