

EA Shaw  
9 - 12 Bow Street  
Covent Garden  
London WC2E 7AB

+44 (0)20 7240 2255  
eashaw.com

London property  
since 1899



1 Hardwick Street  
London EC1R 4RB

3,465 sq ft  
322 sq m



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**To Let: Warehouse style offices situated close to Exmouth Market.**

Location

The property is located just to the north of Roseberry avenue, at the junction of Hardwick Street and Amwell Street. Exmouth Market is a few minutes walk to the south. Farringdon and Angel stations are both approximately 5 minutes walking distance and Kings Cross is about a 12 minutes.

Description

The available accommodation comprises the entire first floor of this converted warehouse building.

The floor is arranged mainly in open plan with a number of meeting rooms, a kitchen facility and a storage area.

Amenities

Air conditioned  
Self contained  
Cat V cabling  
24 hour access  
Raised floors  
Exceptional level of natural light  
Excellent floor to ceiling height  
Meeting rooms  
Exposed brick walls



Schedule of Accommodation

The available unit comprises the following:-

Office	sq ft	sq m
First floor	3,465 sq ft	322 sq m
Total	3,465 sq ft	322 sq m

Terms

By Arrangement

Viewings

Strictly by appointment with sole letting agents

Subject To Contract

November 2011

Rent

Upon Application

EA Shaw

020 7240 2255

Rates

£8.52 per sq ft.

Simon Smith

020 7420 3015

scs@eashaw.com

ServiceCharge

£8.40 per sq ft.