



EXIT



G & LG, 5-9 HATTON WALL, LONDON, EC1N 8HX

4,129 SQ FT

Inspiring, fully-fitted office in the heart of Farringdon



Plug & Play



High Ceilings &
Exposed Services



Podcast
Room



Meeting Rooms
& Phone Booths



High
Specification
Kitchen &
Breakout



Boardroom



Demised WC's



VIEW NOW 07471 998225 OR 07551 158799

info@makingmoves.london



DESCRIPTION

This office spans both the Ground and Lower Ground Floors. The Ground Floor offers ample desk space, along with a large, sectioned-off boardroom/breakout area. The boardroom can be opened to extend the desk space. With generous natural light and street frontage, it is ideal for a showroom tenant.

The Lower Ground Floor includes a spacious kitchen and breakout area, suitable for flexible use, such as an all-hands space. It also features meeting rooms, a phone booth, natural light, storage areas, and a dedicated podcast room.



TERM

Available by way of an assignment or flexible sublease until March 2028, with a tenant only break option in March 2026.

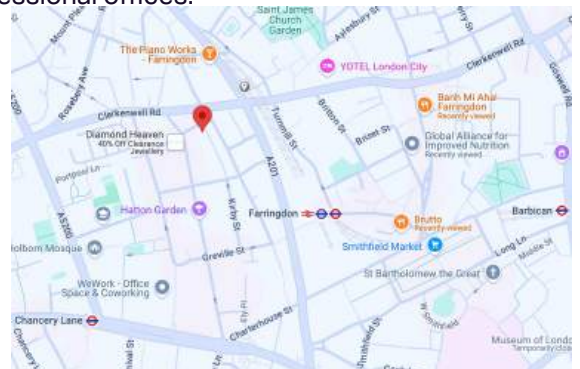
A new lease is also available direct with the landlord.



LOCATION

Farringdon is one of the most convenient and well-connected business locations in London. The location offers easy access to both Farringdon Station and Chancery Lane stations, making it well-connected via the London Underground and National Rail services, as well as the Elizabeth Line.

Nearby, you'll find a variety of cafes, restaurants, and shops, as well as some green spaces such as Clerkenwell Green and Leather Lane market, which are popular for lunchtime breaks. The street has a distinctive mix of old and new, giving it a dynamic, creative atmosphere while retaining some of its traditional London character. The area is bustling with a mix of creative businesses, showrooms, and professional offices.



Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
Ground	2,367	£43.00	£6.00	£14.41	£150,091	£12,508
Lower Ground	1,762	£43.00	£6.00	£14.41	£111,728	£9,311
Ground & Lower Ground	4,129	£43.00	£6.00	£14.41	£261,820	£21,818



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EXIT





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