

# Saffron House

6-10 Kirby Street  
London, EC1N 8EQ

---

- Fully Fitted Office to Let
- 1st Floor
- 13,524 Sq Ft / 1,256.42 Sq M





## LOCATION

Saffron House, in the centre of Clerkenwell, is located just a couple of minutes walk of Farringdon (Hammersmith & City, Circle, Metropolitan and Thameslink lines) and close to Chancery Lane (Central line) stations, benefiting from superb connectivity to both The City and West End, throughout London and beyond. The arrival of Crossrail will further enhance this connectivity.

The area benefits from a vast array of restaurants, bars and cafés. The bustling Leather Lane Market and retailers of Hatton Garden are close by.







## DESCRIPTION

Saffron House has recently been extensively refurbished to provide Grade A, contemporary office space. The ground floor with its new façade and large glazing offers a manned reception and large communal lounge area.

The 1st Floor benefits from an extremely high quality fit out, offering outstanding staff and client facilities ranging from a bespoke coffee shop to flexible meeting space and even sleep pods.

## AMENITIES

- Fully fitted
- Bespoke coffee shop and break out areas
- 9x Meeting rooms
- 2x Telephone booths
- 2x Large break out spaces
- 2x Terrace's
- 2 x Executive offices
- 143 Open plan work stations
- Suspended LED lighting
- Exposed air-conditioning system
- 3 x Passenger lifts
- Commissionaire
- Raised Floors
- Bike storage Shower facilities



## ACCOMODATION

	sq ft	sq m
1st Floor	13,524	1,256.42

## LEASE TERMS

**Available by way of either:**

- Sublease to expire June 2022 (set outside sections 24-28 of the Landlord & Tenant Act 1954 part II)
- Assignment of existing lease to expire June 2027, subject to a tenant only break and rent review in June 2022 (set outside sections 24-28 of the Landlord & Tenant Act 1954 part II)
- By way of a new lease, direct from the landlord

## RENT:

**Sublease:** Late £60's per Sq Ft

**Assignment:** Passing rent £61.00

*Premium offers invited*

## BUSINESS RATES:

£19.35 per sq ft

## SERVICE CHARGE:

£9.90 per sq ft

## EPC:

TBC

# VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn

## David Felman

T +44 (0)7547 583387

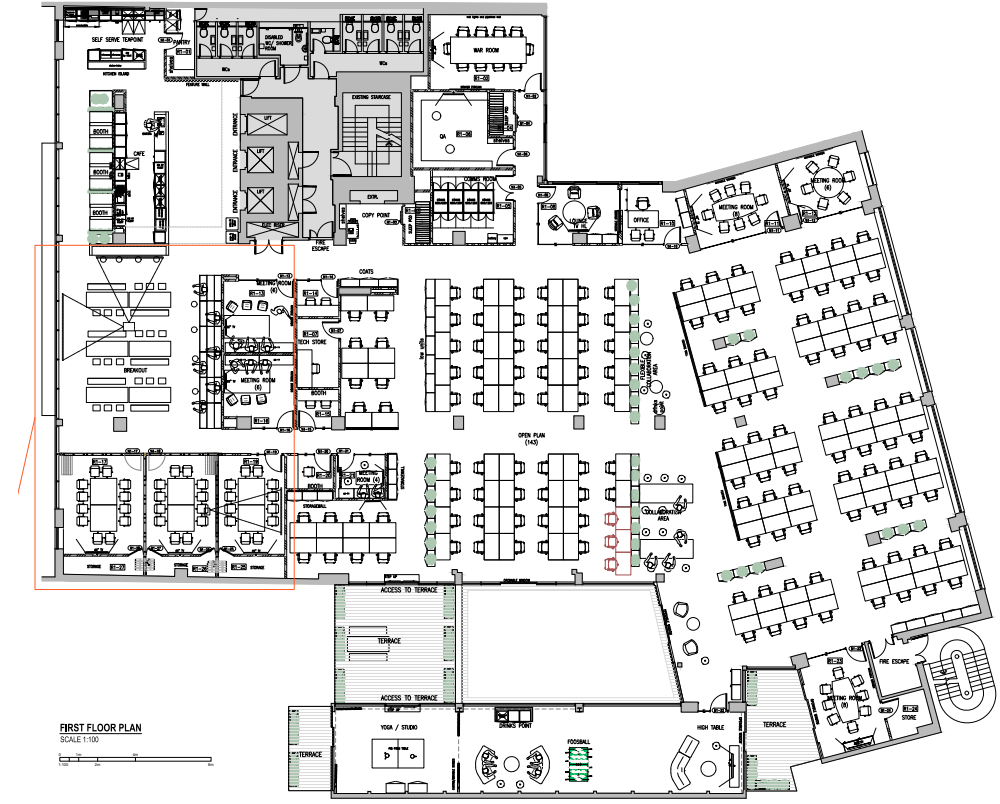
E David.Felman@glhearn.com

## Holly Hardy

T +44 (0)7711 779572

E Holly.Hardy@glhearn.com

# FLOORPLAN



### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.