



**AGENCY**

**OFFICE**

# SAFFRON HOUSE, 6-10 KIRBY STREET LONDON EC1N 8EQ

## DESCRIPTION

The entire building is currently benefiting from an extensive refurbishment that will provide high quality accommodation upon completion of the works in February 2017.

## LOCATION

The building is located in the heart of Clerkenwell. The property is located within 2 minutes' walk of Farringdon (Circle, Metropolitan and Thames Link) and 5 minutes of Chancery Lane (Central Line) stations providing excellent communications throughout London and beyond. The arrival of Crossrail in 2018 will further enhance this connectivity. The local area is renowned for its numerous bars, restaurants and cafes and the nearby Leather Lane market.

## ACCOMMODATION

Floors / Units	Size
Third Floor	10,404 sq ft (966.53 sq m)
Second Floor	11,717 sq ft (1,088.51 sq m)
First Floor	13,565 sq ft (1,260.19 sq m)
<b>Total</b>	<b>35,686 sq ft (3,315.23 sq m)</b>

## ADDITIONAL INFORMATION

Terms: Rent on Application

Rating: TBC

Service Charges: TBC

Legal Costs: Each party to bear their own legal costs.



<b>TENURE</b>	<b>LEASEHOLD</b>	
<b>SIZE</b>	<b>35,686 SQ FT</b>	<b>EPC D</b>

## KEY FEATURES

- New VRF Exposed Air-conditioning
- 3 x 10 Passenger Lifts
- Impressive Redesigned Reception
- Raised Floors

## FOR FURTHER INFORMATION

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