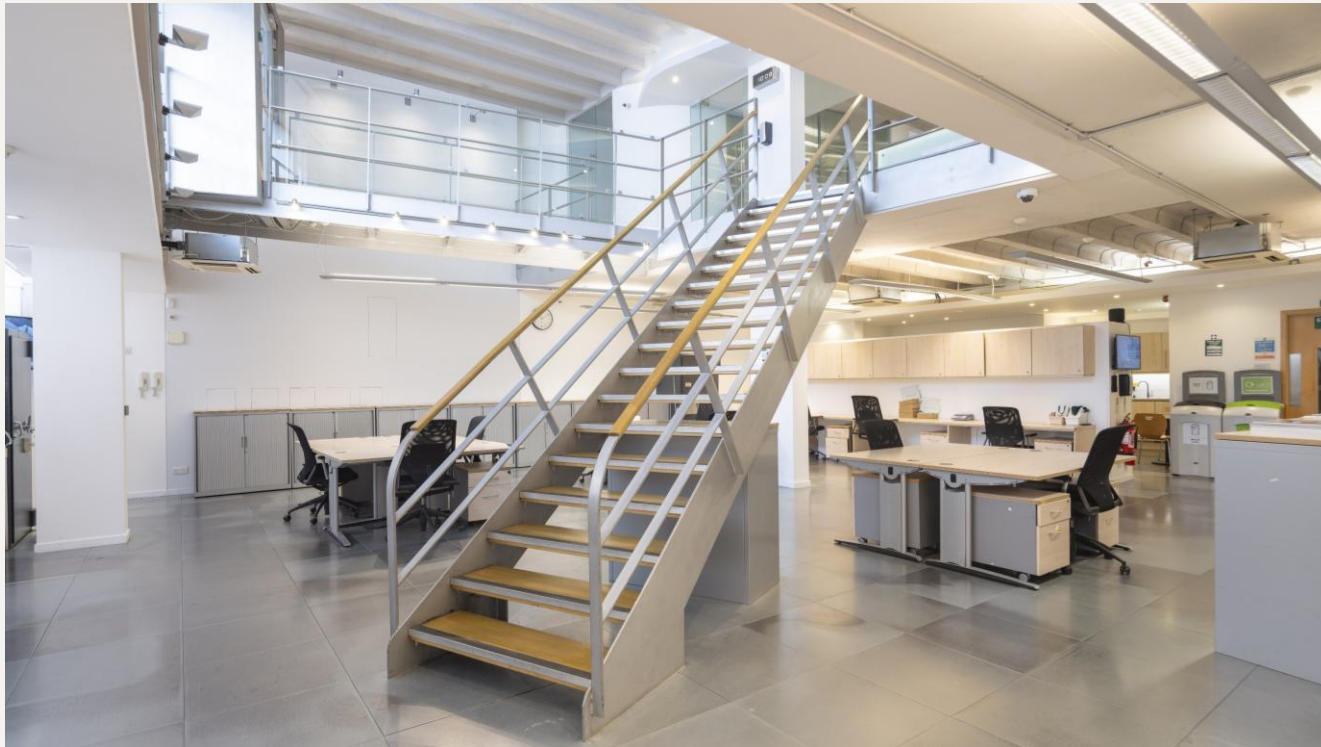


A modern office interior with a grey sofa in the foreground. In the background, there is a wooden door with an exit sign above it, a potted plant on a small table, a round white table with six yellow chairs, and a white reception desk. The ceiling has exposed beams and long light fixtures. The floor is made of large, light-colored tiles.

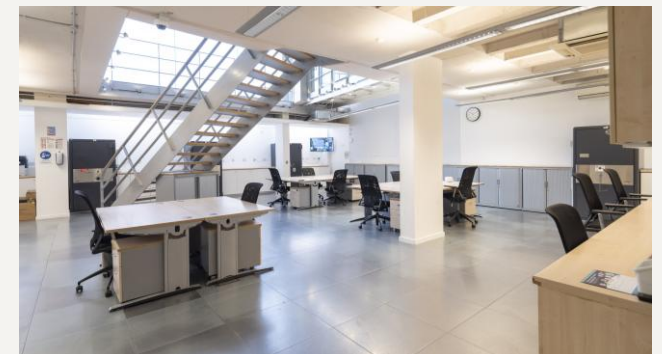
Suskind.

14 Kirby Street, EC1

The ground and lower ground floors at 14 Kirby Street offer a rare opportunity to occupy a versatile and characterful space in the heart of Farringdon. Ideally suited for use as a creative office, jewellers' workshop, a showroom or retail space, the premises benefit from excellent street frontage, a flexible open-plan layout, and a contemporary finish that complements the building's original features.



Located just moments from Farringdon Station and Hatton Garden, this prominent unit provides an ideal base for businesses seeking a well-connected, stylish, and functional space in one of London's most vibrant commercial districts.



# 14 Kirby Street, EC1

## Summary

Self-contained ground & lower ground space, ideal for showroom, office, or jewellers, just off Hatton Garden.

## Features

- Self-contained
- WC facilities
- Kitchenette
- Good natural light
- Air conditioning
- Parking space through separate arrangement
- Street branding opportunity
- Secure vaults in situ
- Secure entrance
- No Service charge

## Transport

- Farringdon
- Chancery Lane

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

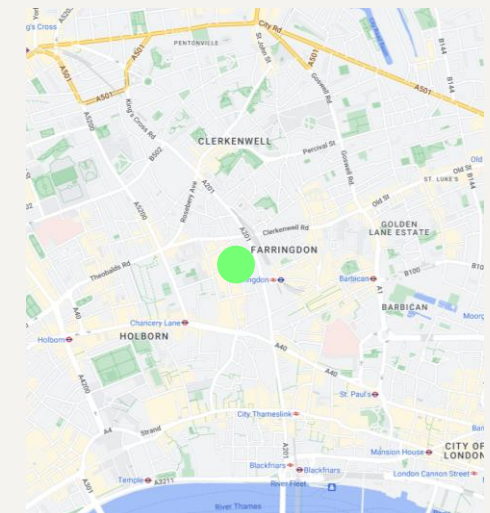
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Business Rates *	£/PCM	Status
Ground	803	£42.50	£21.91	£24,631.46	Available
Lower Ground	3,786				
<b>Total</b>	<b>4,589</b>	<b>£42.50</b>	<b>£21.91</b>	<b>£24,631.46</b>	<b>Available</b>

\*Interested parties should make enquiries with the local authority.

## Map



14 Kirby Street, EC1

Viewings via Sole agents

For further information and inspections please contact sole agents:

Susskind

Adam Noble  
07980 991 217

Adam@susskind.london

Elle Whayman  
07791 785 253

Elle@susskind.london

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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