



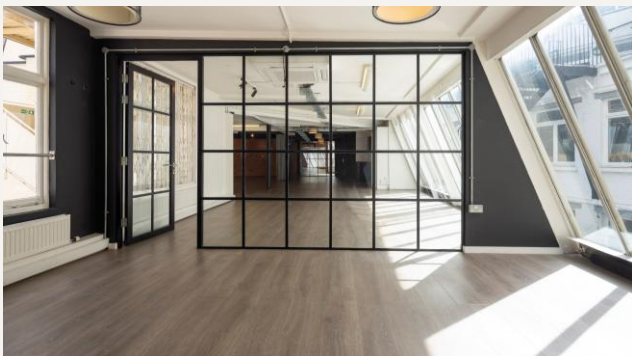
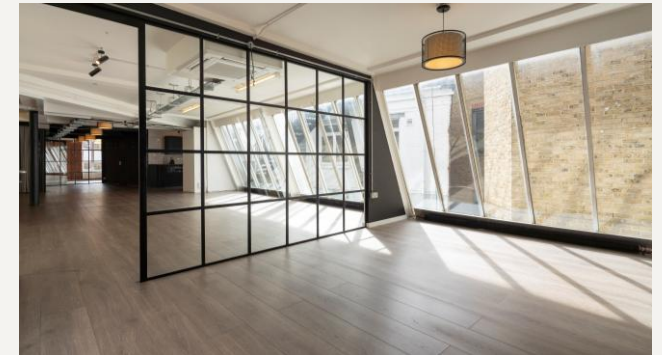
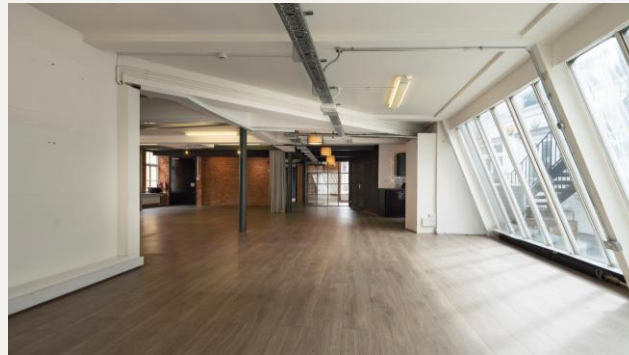
Susskind.

13-19 Vine Hill EC1

Forming part of this former warehouse style building, we are pleased to offer a bright, open plan floor, benefitting excellent natural light together with character features including exposed brickwork and cast-iron columns. The available spaces would be ideal for media/creative occupiers.



**13-19 Vine Hill** is ideally located just minutes from Farringdon Station, offering excellent connectivity via the Underground, Crossrail, and Thameslink services. The area also benefits from an abundance of local amenities, including the vibrant Leather Lane and Exmouth Markets, alongside a wide selection of pubs, restaurants, and green spaces.



# 13-19 Vine Hill EC1

## Summary

Fantastic office floor within a converted warehouse building close to Farringdon Station

## Features

- Converted warehouse
- Wood flooring
- Perimeter trunking
- Exposed brickwork
- Fantastic natural light
- Good floor to ceiling height
- LED strip lighting
- Exposed columns
- Male and Female WC's

## Transport

- Farringdon
- Chancery Lane

## Lease

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

## EPC

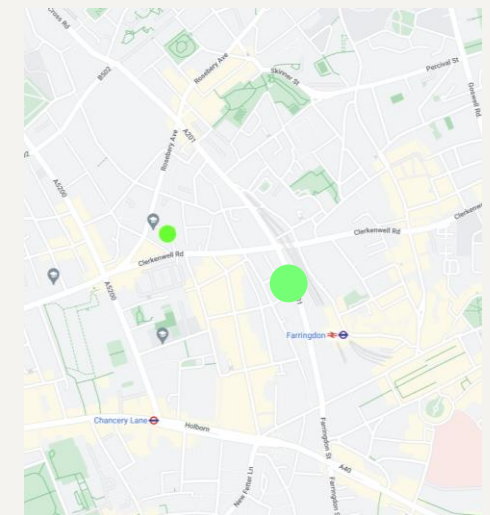
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Per Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Third	2,065	£39.50	£4.00	£17.60	£10,514.30	Available
Total	2,065	£39.50	£4.00	£17.60	£10,514.30	Available

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

## Map



## 13-19 Vine Hill EC1

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### Viewing via sole agents

For further information and inspections please contact sole agents:

Adam Noble  
07980 991 217  
Adam@suskind.london

Elle Whayman  
07791 785 253  
Elle@suskind.london

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### 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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