



Suskind.

45-49 Leather Lane EC1

Positioned in the heart of Farringdon, the 3rd floor at 45 Leather Lane offers a bright, self-contained office space perfectly suited for dynamic businesses seeking an office in a vibrant location, close to Farringdon and Chancery Lane stations.

The floor provides a clean, efficient layout that can easily accommodate both collaborative open-plan working with one meeting room already in situ. Large windows also flood the office with natural light, creating an airy environment. This fantastic unit is available direct on a sublease or an assignment until June 2029.



45-49 Leather Lane EC1

Summary

Newly refurbished office space in a prime Clerkenwell position.

Features

- Wood flooring
- Self-contained 3rd floor
- New modern suspended lighting
- New reception area and entrance
- Open plan
- New air conditioning
- Perimeter trunking
- Superb natural daylight
- Passenger lift
- New Male & Female WC's
- Bicycle storage
- Moments from Farringdon & Chancery Lane stations

Transport

- Chancery Lane
- Farringdon

Lease

Sublease until June 2029 or new lease available direct from the landlord.

EPC

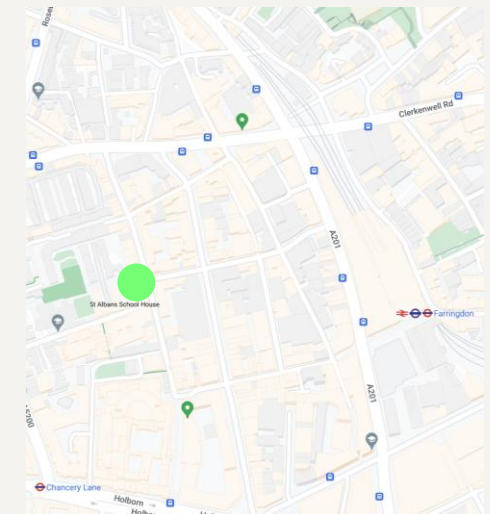
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Third	1,300	£42.50	£11.45	£20.00	£8,011.25	Available
Total	1,300	£42.50	£11.45	£20.00	£8,011.25	Available

*Interested parties should make enquiries with the local authority.

Map



45-49 Leather Lane EC1

Viewing via joint agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@susskind.london

Elle Whayman
07791 785 253
Elle@susskind.london

OR

The Workplace Company
020 7993 8075

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.

LEATHER
LANE
EC1

Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

T +44 (0) 207 831 8311
E hello@susskind.london
W susskind.london

Susskind.