



THE COURTYARD BUILDING JOHNSON GARDENS, EC1

3RD - 5TH FLOORS PROVIDING A MIX OF FULLY FITTED
& CAT A OFFICE SPACE
3,745 – 12,732 SQ.FT (347.92 – 1182.84 SQM)



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DeVono

INTRODUCTION

DeVono are pleased to offer the 3rd-5th floors, located in Johnson Gardens The Courtyard Building, which provides a combination of high-quality fitted space and CAT A delivered space. The Courtyard Building forms part of the wider Johnson Gardens development and comprises of 5 floors with a newly-refurbished communal roof terrace and superb end-of-trip facilities.

Floor	SQ.FT	SQM	Guiding rent (per SQ.FT)	Condition
5th	3,745	347.92	£75.00	Fitted
4th	4,504	418.43	POA	CAT A
3rd	4,483	416.48	POA	CAT A



FULLY FITTED
5TH FLOOR



COMMUNAL
ROOF TERRACE



FLOOR-TO-CEILING
GLAZING



DEDICATED LIFT
ACCESS



FULL ACCESS
RAISED FLOOR



AC UNITS



49 DESKS



BIKE STORAGE



LOCATION

The property benefits from an excellent location on the west side of Hatton Garden between St Cross Street and Greville Street. Leather Lane market runs parallel to Hatton Garden, offering daily lunchtime eateries Farringdon (Elizabeth/Thameslink, Circle, Hammersmith & City and Metropolitan Lines) and Chancery Lane (Central Line) underground stations are within walking distance.

TERMS

Lease: Available by way of a new Sub-Lease for a flexible term to May 2028.

Guiding Rent	£75.00 per sq.ft
Business Rates	£21.32 per sq.ft
Service Charge	£11.81 per sq.ft

EPC

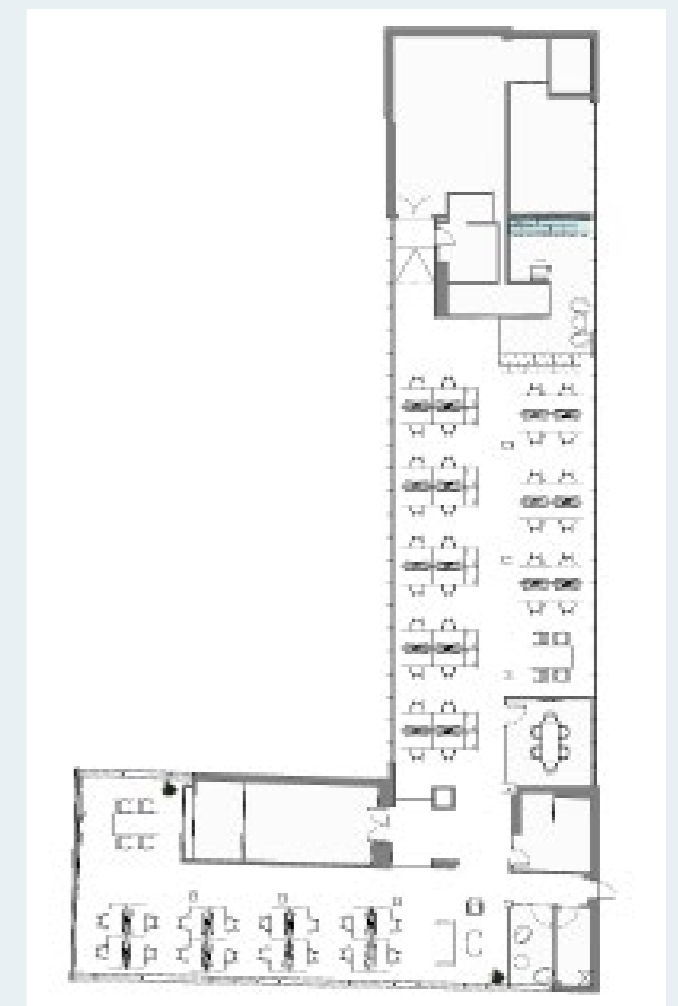
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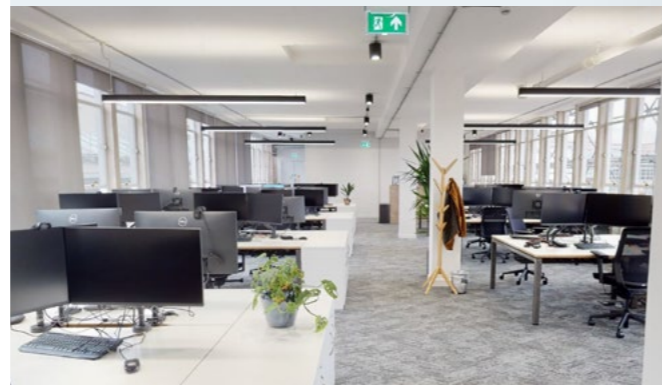
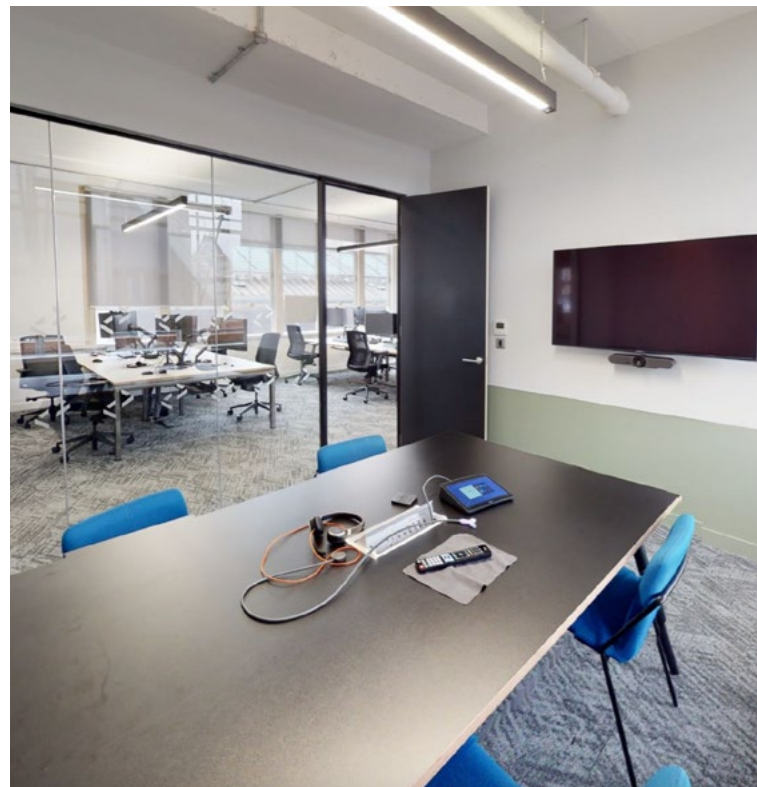
MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

FLOOR PLANS*



*Floor plan not to scale



CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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