



THE COURTYARD BUILDING JOHNSON GARDENS, EC1

LG - 5TH FLOORS PROVIDING A MIX OF FULLY FITTED &
CAT A OFFICE SPACE
3,745 – 31,921 SQ.FT (347.92 – 2965.55 SQM)



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DeVono

INTRODUCTION

DeVono are pleased to offer the 2nd-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
2nd	4,566	424.19	POA	CAT A
1st	4,839	449.55	POA	Fitted
G	4,139	384.52	POA	Fitted
LG	5,306	492.94	POA	Fitted



-  FULLY FITTED 5TH FLOOR
-  COMMUNAL ROOF TERRACE
-  FLOOR-TO-CEILING GLAZING
-  DEDICATED LIFT ACCESS
-  FULL ACCESS RAISED FLOOR
-  AC UNITS
-  49 DESKS (5TH FLOOR)
-  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	£15.59 per sq.ft
Service Charge	£11.81 per sq.ft

EPC

Rating: Rating TBC



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

5TH FLOOR PLANS*



*Floor plan not to scale

CONTACT

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

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