

# NEW A3 Restaurant, Midtown The Record Hall, Leather Lane London EC1N

NEW LEASE AVAILABLE  
A3 Use  
Attractive facade  
Prominent Midtown location  
Close to Chancery Lane  
Underground Station



## Location

Leather Lane is situated a short distance from Chancery Lane and Farringdon Stations off Hatton Garden and is home to the vibrant street food market. The attractive period brick-built A3 unit is self-contained and sits on the corner of a recently completed WorkSpace Group building comprising 60,000 sq ft of flexible offices.

Besides the Workspace property, the whole area benefits from a high density of office workers Monday to Friday and wealthy urban residents and tourists at weekends.

Nearby occupiers of note include Goldman Sachs and Thomson Reuters. Other F&B operators include Anglo, Bleeding Heart, The Don, Department of Coffee and Social Affairs, Purflock Coffee, Bounce, The Craft Beer Co, numerous streetfood vendors, some established high street chains and independent operators,

## Accommodation

The premises are offered in enhanced shell condition with services capped off and a riser for connection to the roof for kitchen extract. High ceilings and very light!

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Ground Floor	2,582 sq ft	239.86 sq m
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## Term/Rent

The property is available by way of a new lease for a term to be agreed at a quoting rent of £85,000 per annum exclusive of rates, service charge and VAT.

## Planning Use

The property benefits from A3 (restaurant) Planning Use.

## Rates

Rates to be assessed due to building being redeveloped.

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

## Costs & EPC

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction. An EPC is available on request.

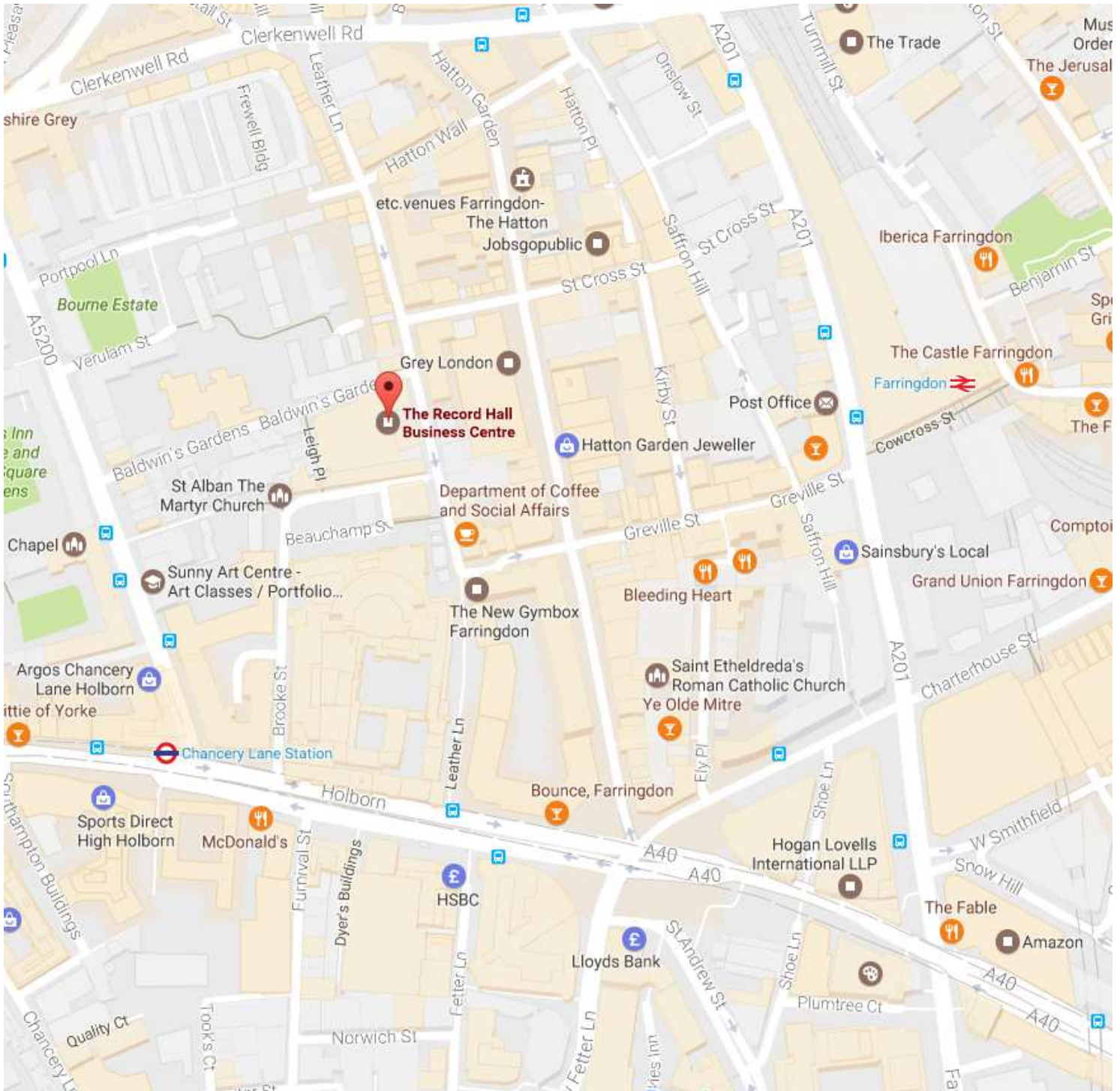
## Contact Us

All appointments to view must be arranged via Colliers International or our joint agents Farebrother:

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THE RECORD HALL, LEATHER LANE, EC1N

