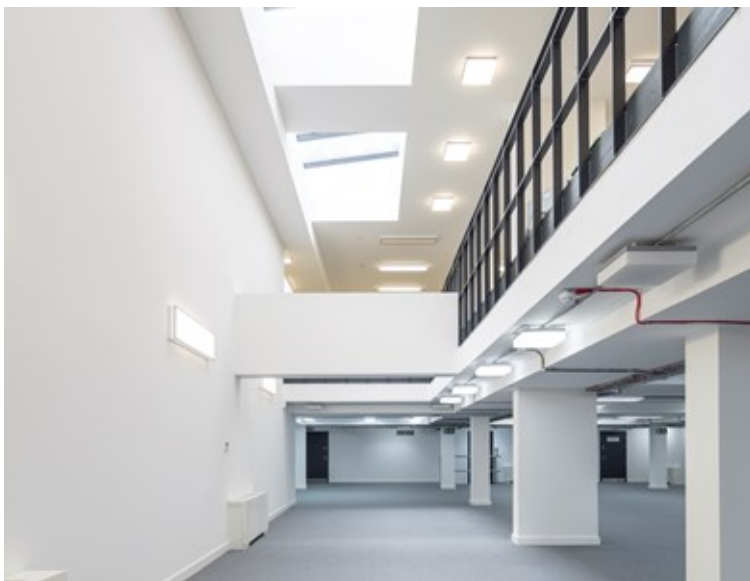


28 KIRBY STREET, LONDON EC1N 8TE



RETAIL TO RENT | 6,833 SQ FT | POA

FAREBROTHER



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28 KIRBY STREET, LONDON EC1N 8TE



FAREBROTHER

RARE A1/D1/D2/B1 OPPORTUNITY IN FARRINGTON/HATTON GARDEN SUITABLE FOR A VARIETY OF USES, SUBJECT TO OBTAINING THE NECESSARY CONSENT

6,833 SQ FT | POA



DESCRIPTION

The demised premises comprise a ground floor and basement space with a glazed shop front and self-contained entrance fronting Kirby Street. The space benefits from natural light throughout the ground floor and two large light wells in to the basement provide natural light as well as various options for combining the two levels with a staircase and/or lift. The ceiling height at ground floor level is approximately 3.6m.

The premises currently benefit from B1 office planning use but would also suit a variety of alternative uses within the A1, D1 and D2 use classes, subject to obtaining the necessary change of use.

AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
Ground Floor	3,311	Available
Lower Ground Floor	3,522	Available
TOTAL	6,833	

AMENITIES

- Multiple Use Potential
- Excellent Street Frontage
- Short walk from Farringdon Station
- Newly Refurbished
- VRV air conditioning
- Excellent Transport Links
- Raised Floors

TERMS

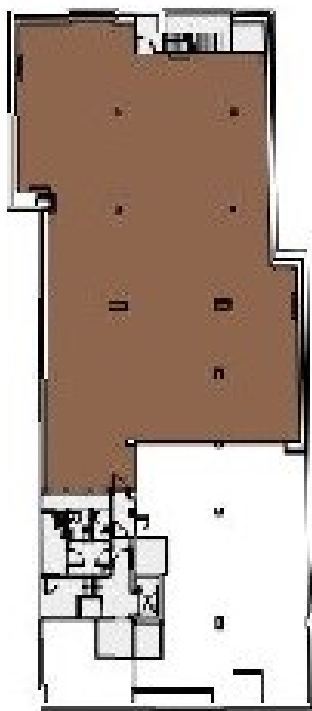
RENT	RATES	S/C
POA		
A new lease available direct from the Landlord.		

GET IN TOUCH

SCOTT FISHER	MATT MARTIN	JACK WILLIAMSON	JULES HIND
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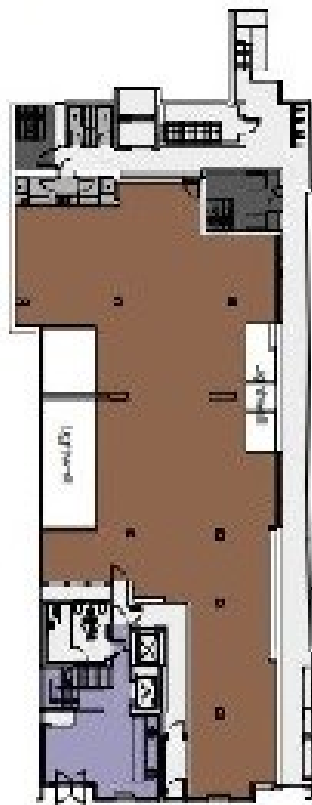
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Lower Ground Floor



Killy Street

Ground Floor



Killy Street