



AVAILABLE TO LET

# 15 Hatfields

London, UK SE1 8DJ

**CLUTTONS**

Office for rent, 3,676 - 13,967 sq ft, £57.50 psf

To request a viewing call us on 020 7408 1010

For more information visit <https://realla.co/m/28259-15-hatfields>

Henry Brewster  
henry.brewster@cluttons.com

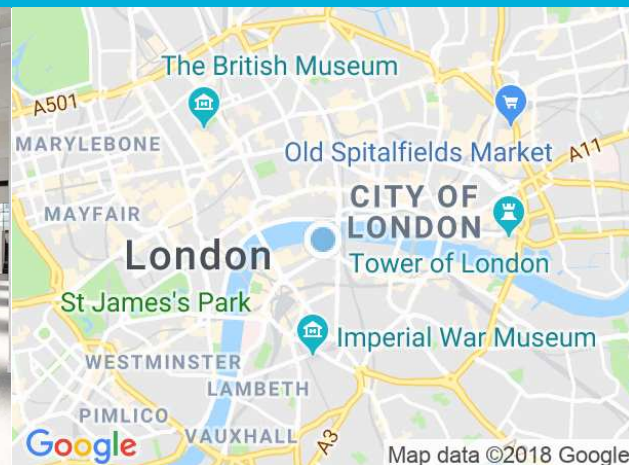
Tom Roberts  
tom.roberts@cluttons.com

# 15 Hatfields

London, UK SE1 8DJ

To request a viewing call us on 020 7408 1010

CLUTTONS



## One of the most energy efficient buildings in London

Plug and Play, Flexible Office space within the Chartered Institute of Environmental Health

### Highlights

- Fully fitted
- Air conditioning
- Raised floor
- Two automatic passenger lifts
- Commissionaire
- Electricity is certified to be from 100% renewable sources
- Solar panels on the roof provide more than 90% of the hot water required for the building.
- Demised WCs

### Property details

Rent	£57.50 psf
Est. S/C	£12.50 psf
Est. rates payable	£16.00 psf
Building type	Office
Planning class	B1
Secondary classes	B1
Available from	26/03/2018
Sizes	3,676 to 13,967 sq ft
VAT charges	VAT elected
Lease details	New FRI sublease available for a flexible term by arrangement
EPC certificate	Available on request

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Planning usage	Notes	Status
Third	6,700	£57.50	£12.50	£16.00	£576,200.00	B1	Fully Fitted	Available
First	6,376	£57.50	£12.50	£16.00	£548,336.00	B1	Fully Fitted	Available
<b>Total</b>	<b>13,076</b>				<b>£1,124,536.00</b>			

\* All sizes NIA

### More information

Visit microsite

<https://realla.co/m/28259-15-hatfields>

### Contact us

Cluttons (London)  
Portman House, 2 Portman Street, London W1H 6DU

[www.cluttons.com](http://www.cluttons.com)

020 7408 1010

[info@cluttons.com](mailto:info@cluttons.com)

[linkedin.com/company/30569/](https://www.linkedin.com/company/30569/)

[@Cluttons](https://twitter.com/Cluttons)

[facebook.com/Cluttons](https://www.facebook.com/Cluttons)

Henry Brewster

Cluttons

020 3884 0369

[henry.brewster@cluttons.com](mailto:henry.brewster@cluttons.com)

Tom Roberts

Cluttons

020 7647 7020

[tom.roberts@cluttons.com](mailto:tom.roberts@cluttons.com)

Quote reference: RENT-28259

24/10/2018 Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that the particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a contract. Reasonable endeavours have been made to ensure that the information provided is correct however all descriptions and any other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Neither Cluttons LLP, its partners or employees has any authority to make or give any representation or warranty whatever in relation to this property. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.