



**WATCHMAKER
COURT**

**33 ST JOHN'S LANE
LONDON EC1**

THE BUILDING

RE-IMAGINED WORKSPACE ON A HISTORIC SITE

Watchmaker Court has been fully refurbished to provide up to 10,614 sq ft of new office space. Sitting on the site of a former clock and watch warehouse, the building features an enhanced entrance and reception area, complete with “The Snug” communal lounge area to meet occupier needs.





CHARACTERFUL OFFICE FLOORS WITH BESPOKE FINISHES

BALANCED FOR BUSINESS



Newly refurbished throughout



Tenant lounge on the ground floor



Open-plan floors with generous ceiling heights



Exposed services



New LED Aluminium Panel suspended light fittings



Four pipe fan coil air-conditioning system



Separate Male & Female WCs



2 x 10 Person passenger lifts



Internal secure cycle storage for up to 24 bicycles (by arrangement)



5 Separate male and female shower units

THE SPACE

WORKSPACE DESIGNED FOR PRODUCTIVITY



ACCOMMODATION

The available accommodation is arranged over lower ground to second floors, which provide flexible open plan workspace, complete with modern kitchens and feature exposed services. Floor to ceiling glazing means the floors are flooded with natural light, providing the ideal work environment.

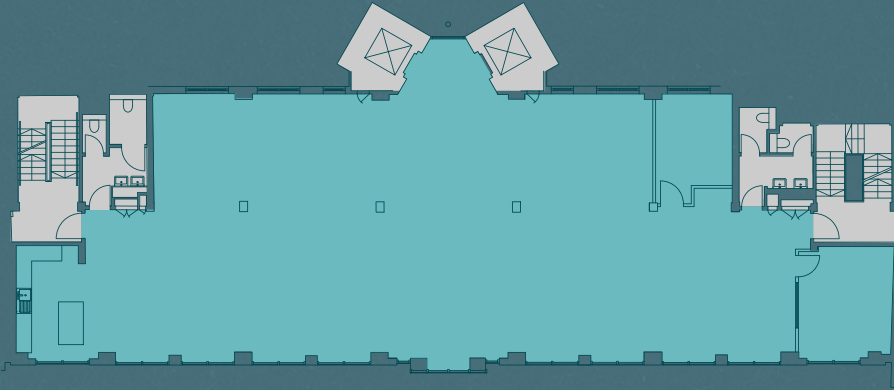
FLOOR	SQ FT	SQ M
Second	3,305	307
First	3,305	307
Ground - Unit 1	980	91
Ground - Unit 2	1,130	105
Lower ground	1,894	176
TOTAL	10,614	986



**FLOOR TO CEILING
GLAZING PROVIDES
NATURAL LIGHT**

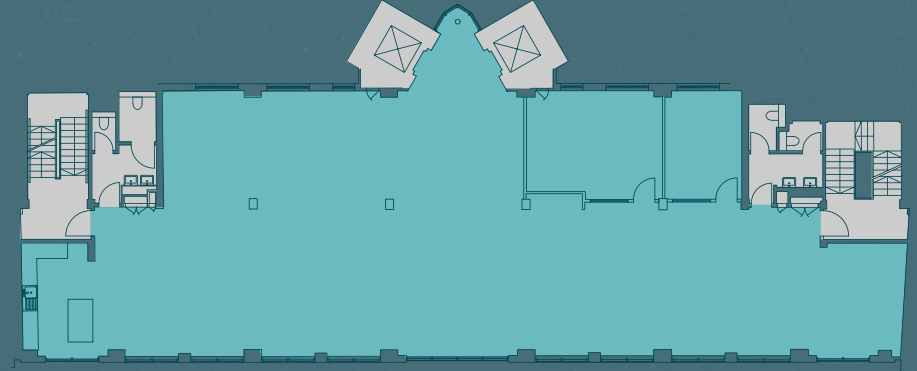
FIRST FLOOR

3,305 sq ft (307 sq m)



SECOND FLOOR

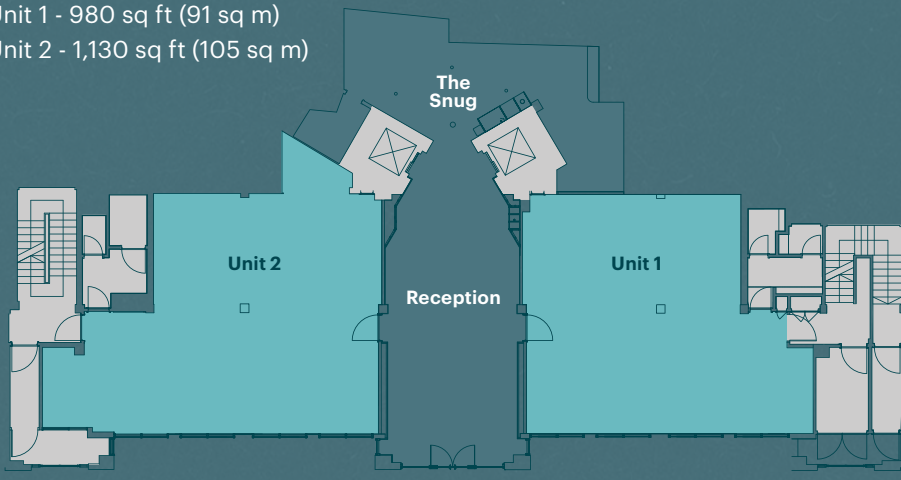
3,305 sq ft (307 sq m)



GROUND FLOOR

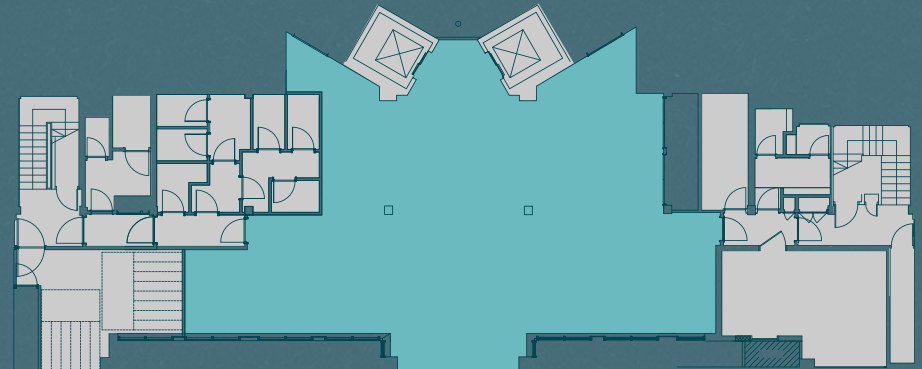
Unit 1 - 980 sq ft (91 sq m)

Unit 2 - 1,130 sq ft (105 sq m)



LOWER GROUND FLOOR

1,894 sq ft (176 sq m)



LIFESTYLE

A HOST OF CHOICE AT YOUR FINGERTIPS

The building is at the heart of Farringdon and Clerkenwell's vibrant food and beverage scene. The area features Michelin starred restaurants, stylish cocktail bars and industry leading coffee shops. Renowned for being home to the latest food trends, the area offers a different experience for every occasion.



2

- 1 Luca
- 2 Smithfield Market
- 3 Clerkenwell & Social



1



3



LOCAL TALENT



33 ST JOHN'S LANE | LONDON EC1



LOCAL AMENITIES

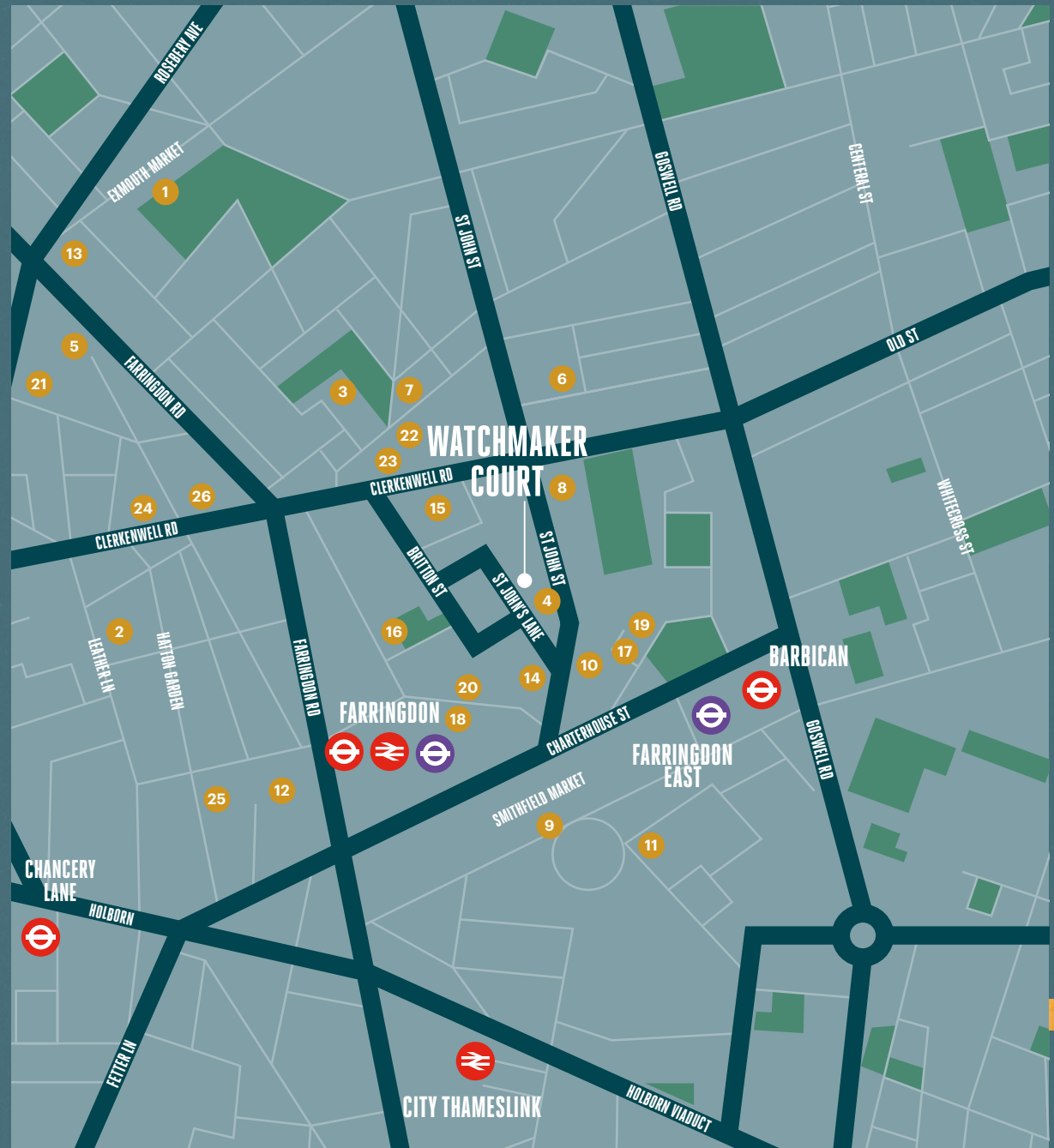
HOME TO A DIVERSE MIX OF AMENITIES

FOOD AND DRINK

- | | |
|------------------------|------------------------|
| 1 Exmouth Market | 10 St John |
| 2 Leather Lane Market | 11 Club Gascon |
| 3 Clerkenwell Green | 12 Bleeding Heart Yard |
| 4 Dans Le Noir | 13 Exmouth Grind |
| 5 The Eagle | 14 Vinoteca |
| 6 The Slaughtered Lamb | 15 Brewdog |
| 7 Granger & Co | 16 Iberica |
| 8 Luca | 17 Le Cafe du Marche |
| 9 Smithfield Market | 18 The Fence |

HOTELS & LEISURE

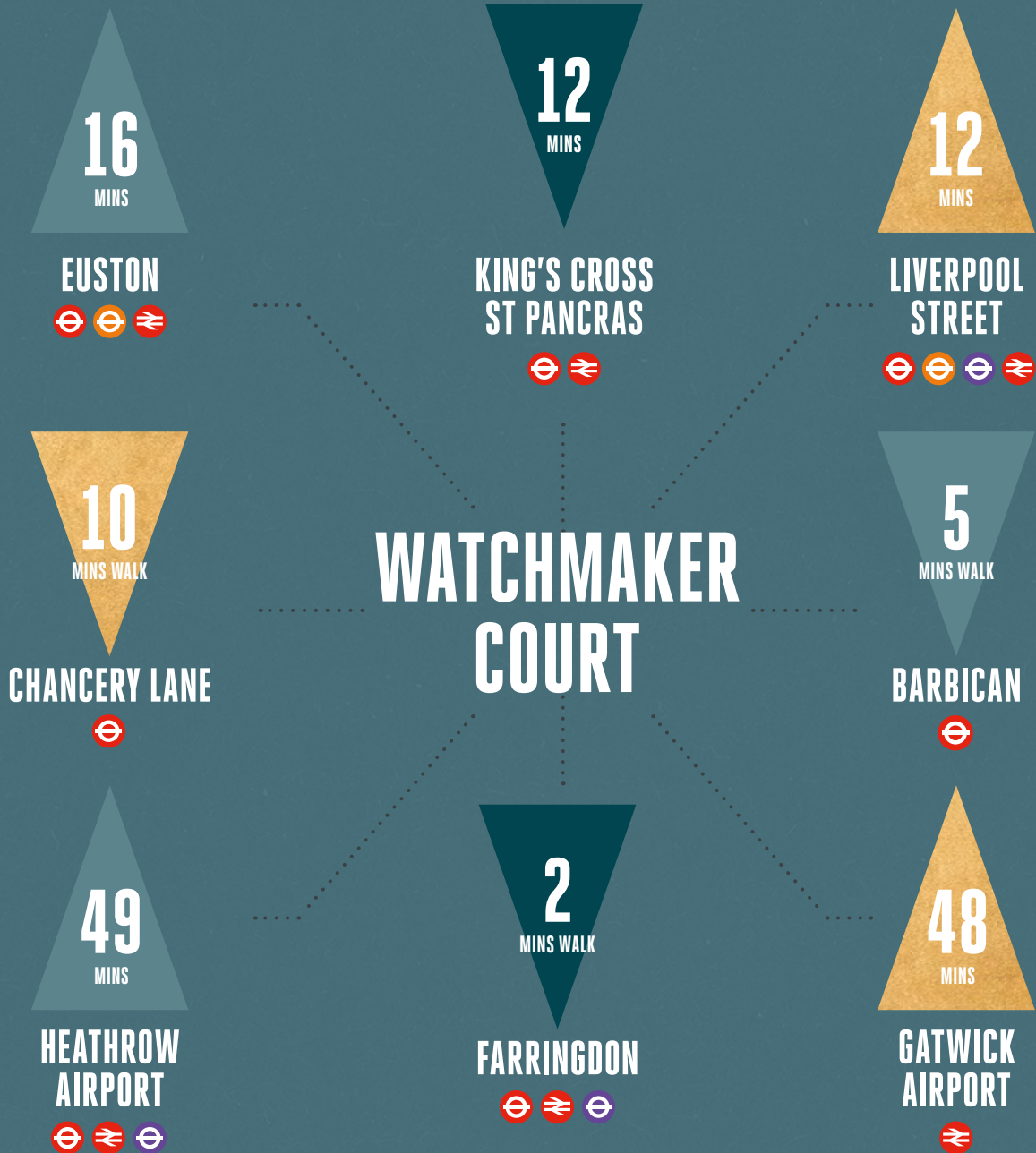
- | | |
|-------------------------|---------------|
| 19 Malmaison | 23 Yotel |
| 20 The Rookery | 24 The Bryson |
| 21 The Rosebery | 25 Gymbox |
| 22 The Zetter Townhouse | 26 Pure Gym |



CONNECTIVITY

A WELL CONNECTED LOCATION

Amongst other stations, Farringdon is just a short walk away and offers excellent travel connections across London. The arrival of the Elizabeth Line later this year will transform the travel experience, by introducing high frequency and high capacity scheduled trains.



Journey times taken from the building.

FURTHER INFORMATION

TERMS

Upon application.

CONTACT

For further information, please contact sole letting agents:

Adam Noble

07980 991 217

adam@richardsusskind.com

Ashley Goodman

07973 184 329

ashley@richardsusskind.com

RICHARD SUSSKIND

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