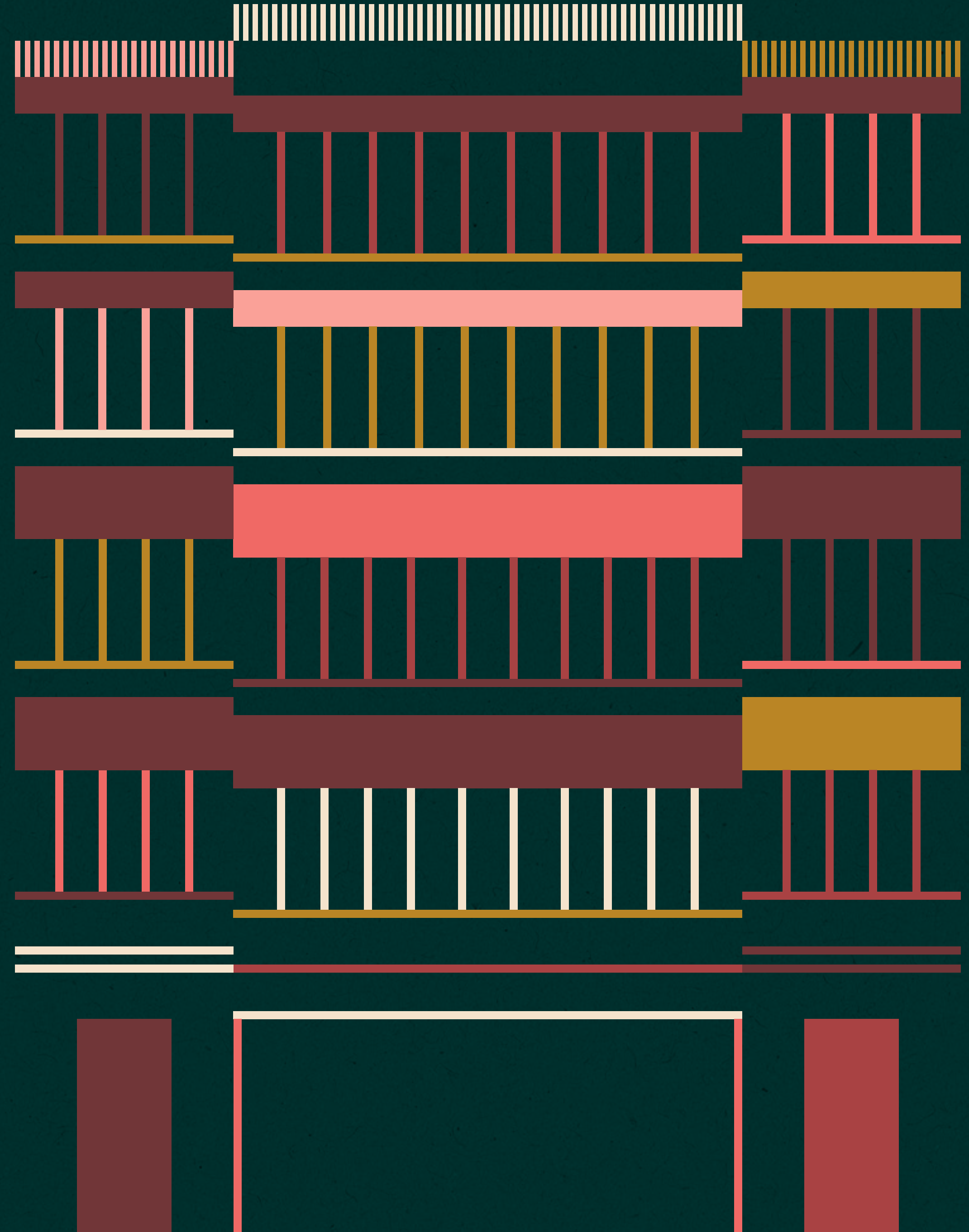


1,658 – 6,857 SQ FT NEWLY REFURBISHED OFFICES TO LET

# 140 St John Street

CLERKENWELL EC1





# Re-imagined Clerkenwell workspace

BUILDING EXTERIOR



ENTRANCE / RECEPTION



Fully fitted first floor



Communal terrace



Managed or traditional lease options



Trendy Clerkenwell location

140 ST JOHN STREET OFFERS PREMIUM OFFICES IN CREATIVE CLERKENWELL.

The building offers flexible workspace available in a fully fitted and furnished or Cat A+ condition, with fully managed and traditional leasing options to choose from.

The space is arranged over the first to fourth floor providing from 1,658 - 6,857 sq ft of modern and stylish workspace.





First floor  
fitted and  
furnished





EPC Rating:  
A



Furniture  
options



New  
windows &  
exposed  
timber flooring



New passenger  
lift



Landscaped  
sun terrace



HVAC heating  
& cooling



Dedicated  
lease lines  
up to 10 Gbps  
(tenants to activate)



Perimeter  
trunking with  
power & data



Fully fitted  
kitchen



Private  
meeting  
rooms



Shower  
facilities



Secure  
bicycle  
storage

# All-new building amenities



FULLY FITTED 1ST FLOOR



# Furnished first floor office suite

WORKSPACE TO INSPIRE,  
WITH FINE FINISHES.

The first floor has been fully fitted to demonstrate the space’s potential, with workstations, meeting rooms, and large, comfortable breakout areas in situ.



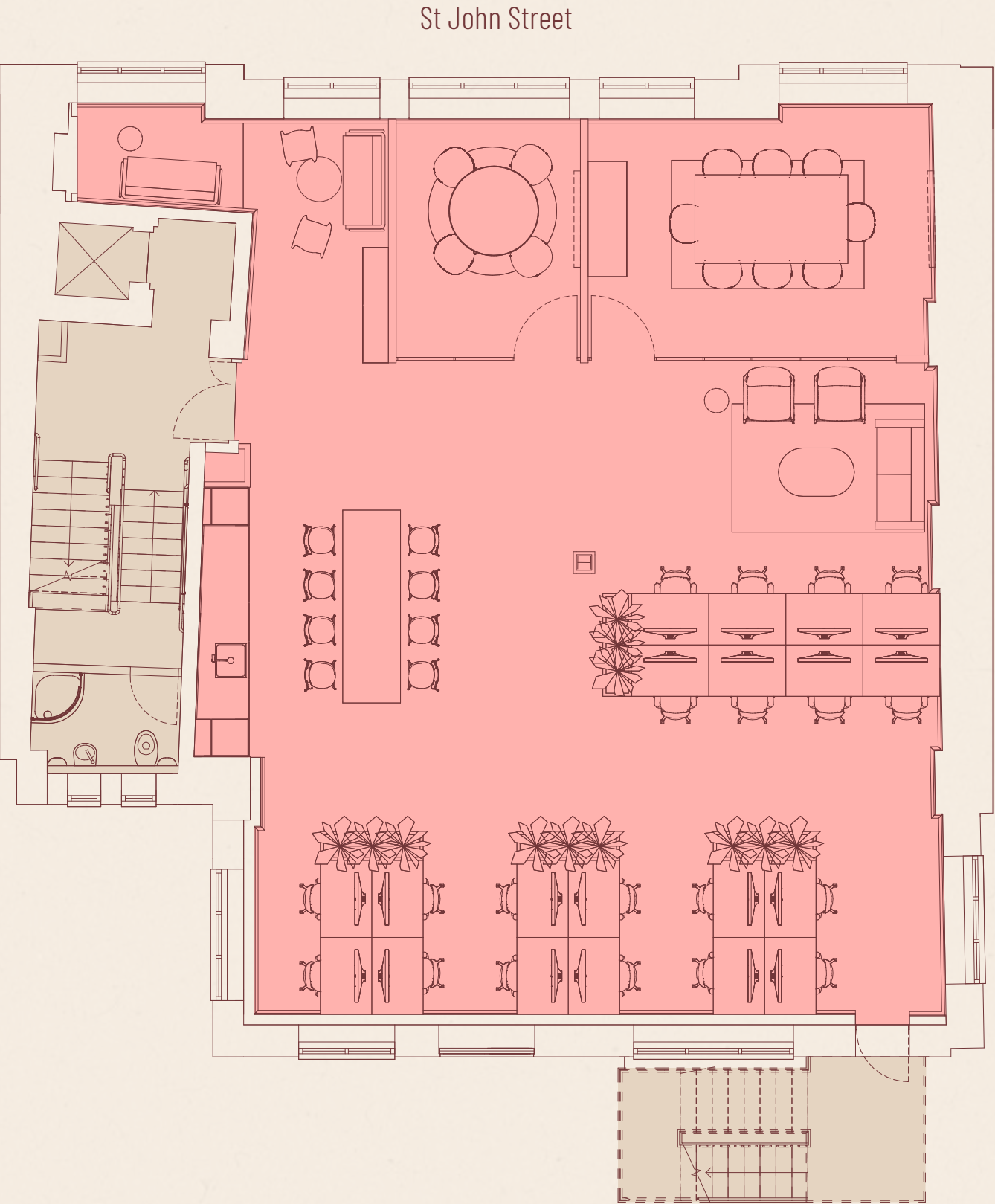
FULLY FITTED 1ST FLOOR



FULLY FITTED 1ST FLOOR

FIRST FLOOR

1,658 SQ FT / 154 SQ M



Workstations	20
Kitchen	01
Breakout areas	03
4 person meeting room	01
8 person meeting room	01

Floorplans not to scale. For indicative purposes only.



# Blank canvas CAT A+ space

BRIGHT, OPEN SPACE TO MAKE YOUR OWN.

The open plan Cat A+ space on the second, third and fourth floor is complete with meeting rooms and kitchens in situ – ready for an occupier to add furniture and create their bespoke workspace.

Additionally floors can be furnished to suit your needs.

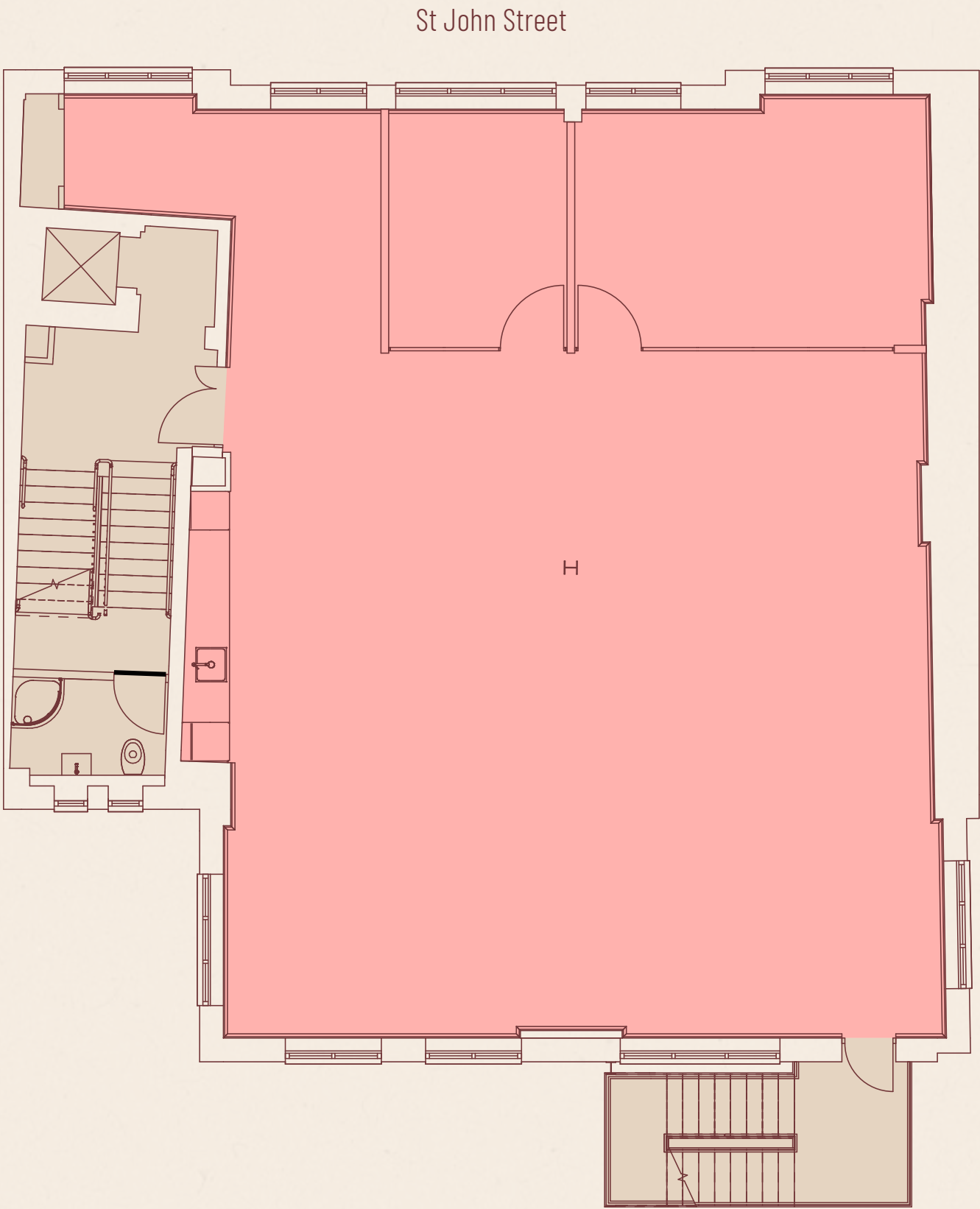
FULLY FITTED 1ST FLOOR



FULLY FITTED 1ST FLOOR



TYPICAL FLOOR 1,765 SQ FT / 164 SQ M



Floorplans not to scale. For indicative purposes only.



# Your Space, Your Way

Floor	Condition	Sq Ft	Sq M
4th	Cat A+	1,722	160
3rd	Cat A+	1,765	164
2nd	Cat A+	1,712	159
1st	Fully Fitted	1,658	154
Total		6,857	637

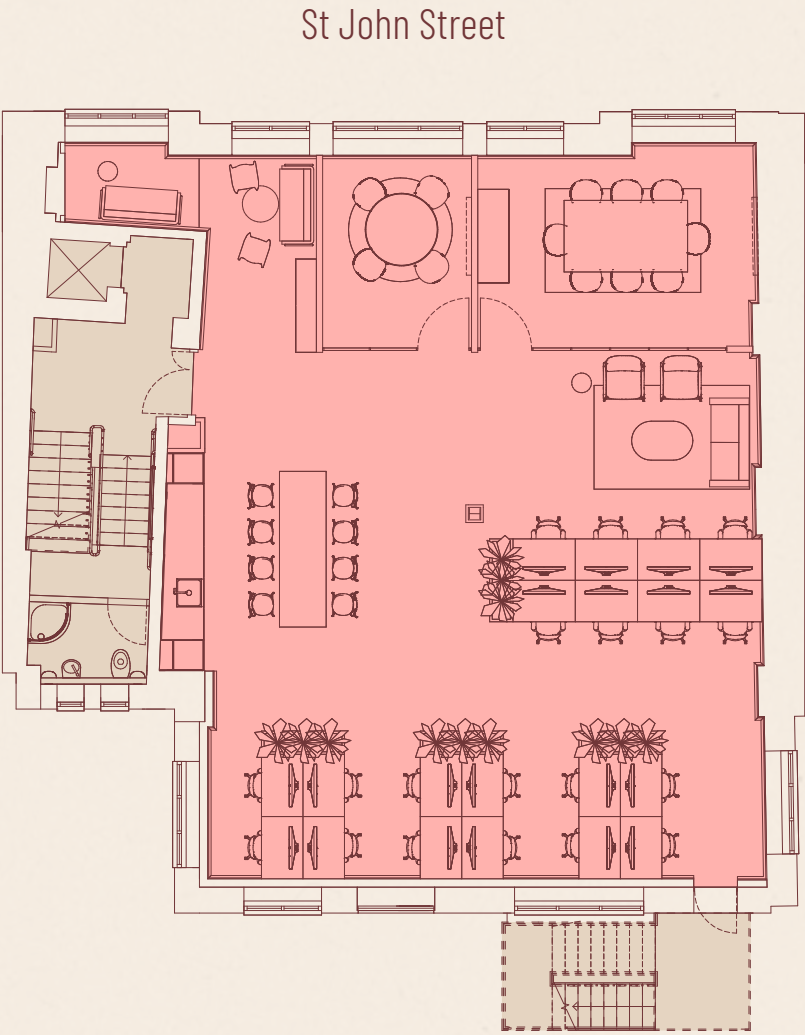


Floorplans not to scale. For indicative purposes only.

FIRST FLOOR

1,658 SQ FT / 154 SQ M

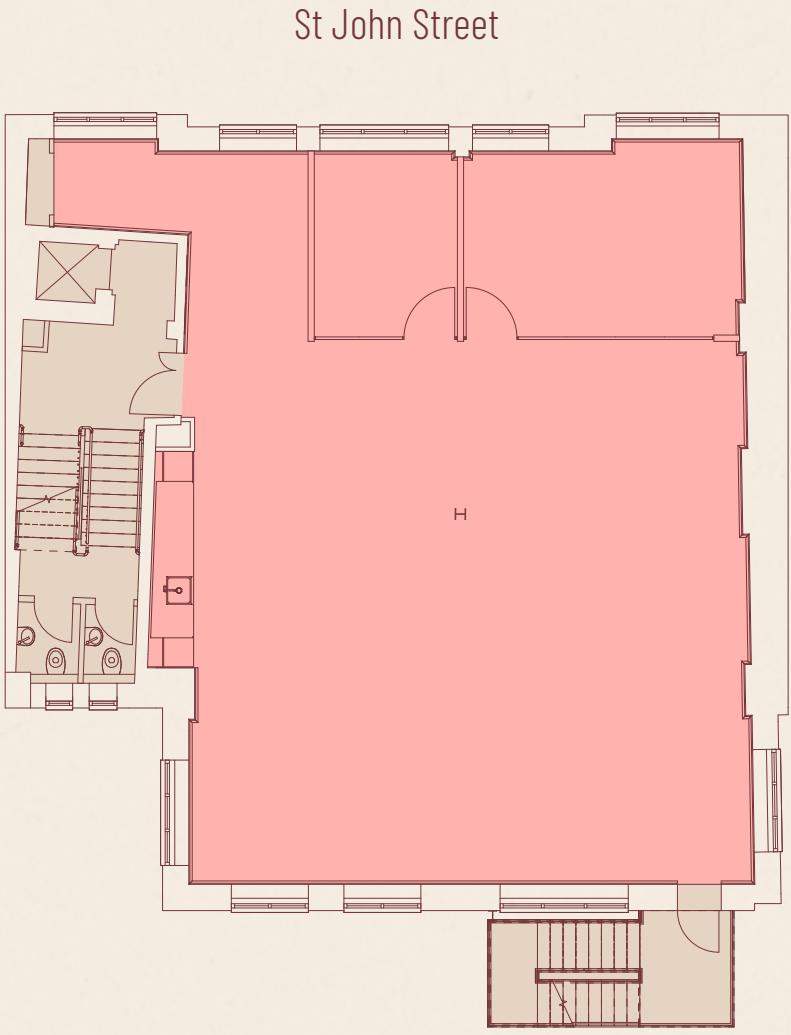
Workstations	20
Kitchen	01
Breakout areas	03
4 person meeting room	01
8 person meeting room	01



SECOND FLOOR

1,712 SQ FT / 159 SQ M

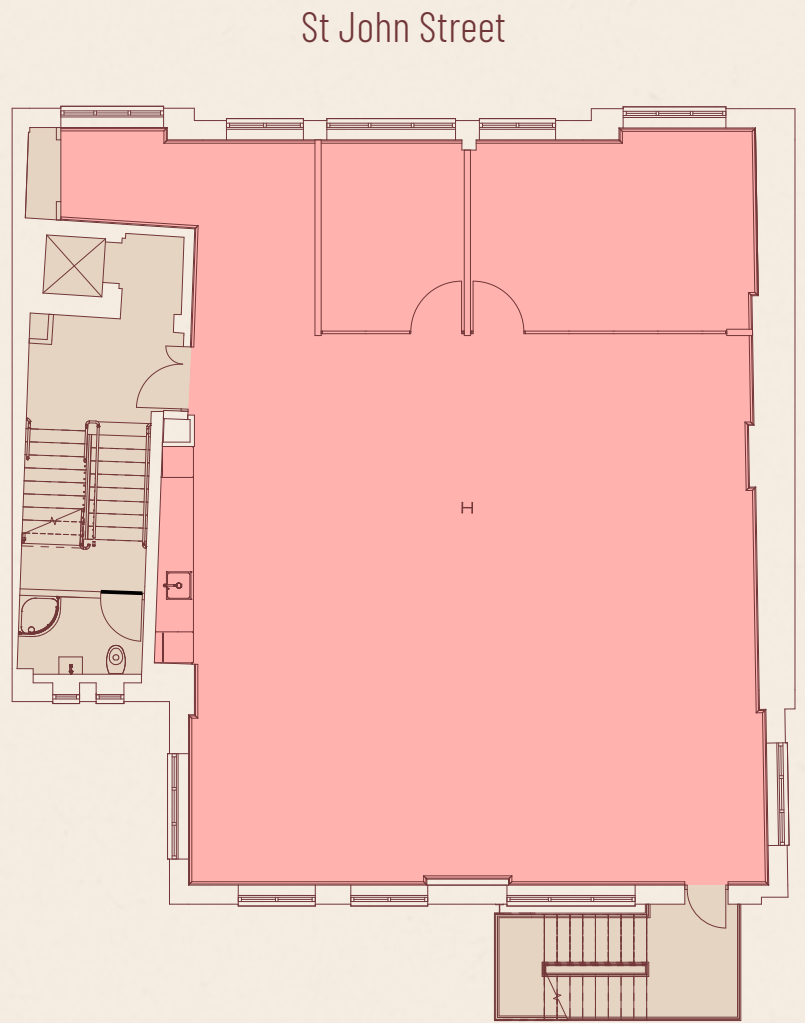
Kitchen	01
Meeting rooms	02



THIRD FLOOR

1,765 SQ FT / 164 SQ M

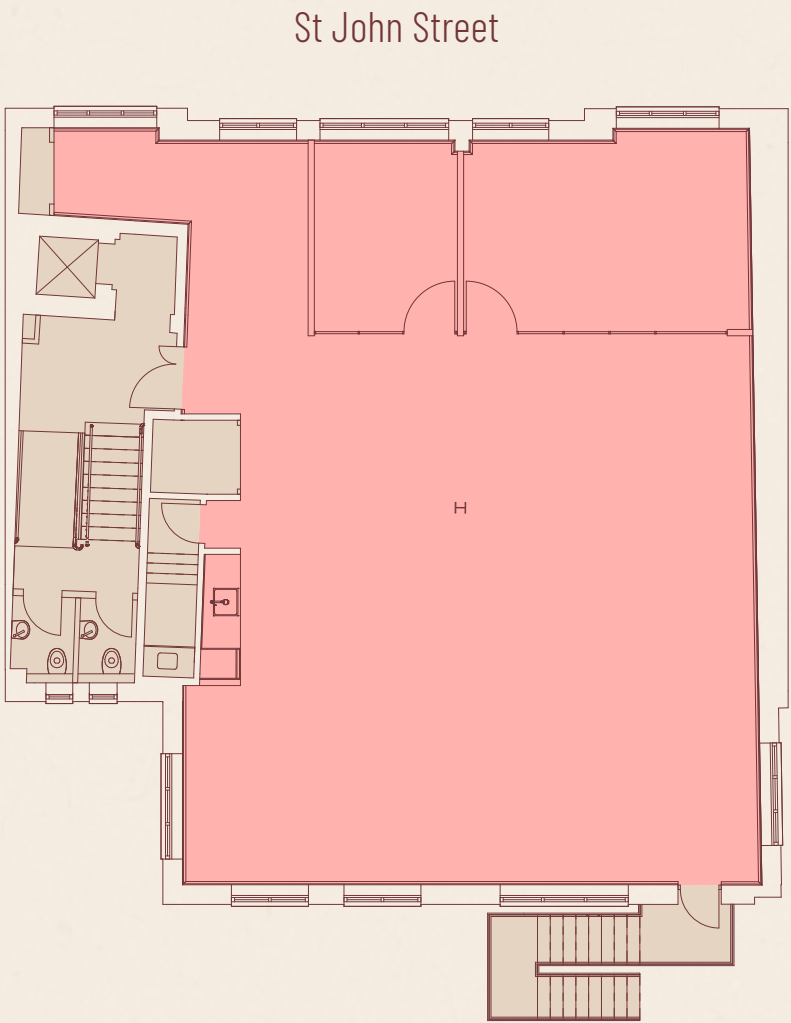
Kitchen	01
Meeting rooms	02



FOURTH FLOOR

1,722 SQ FT / 160 SQ M

Kitchen	01
Meeting rooms	02

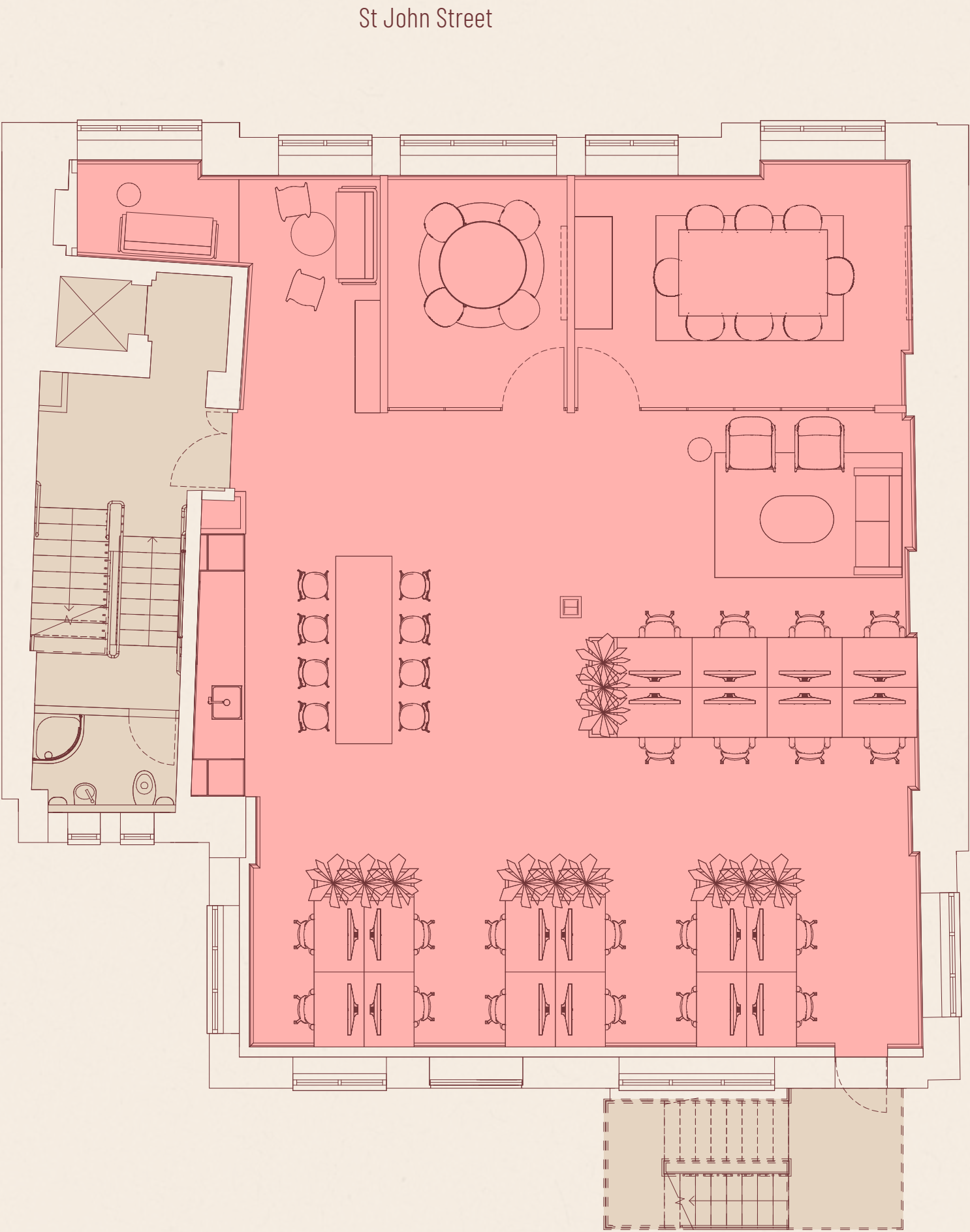




LOW DENSITY SPACE PLAN

1,658 SQ FT / 154 SQ M

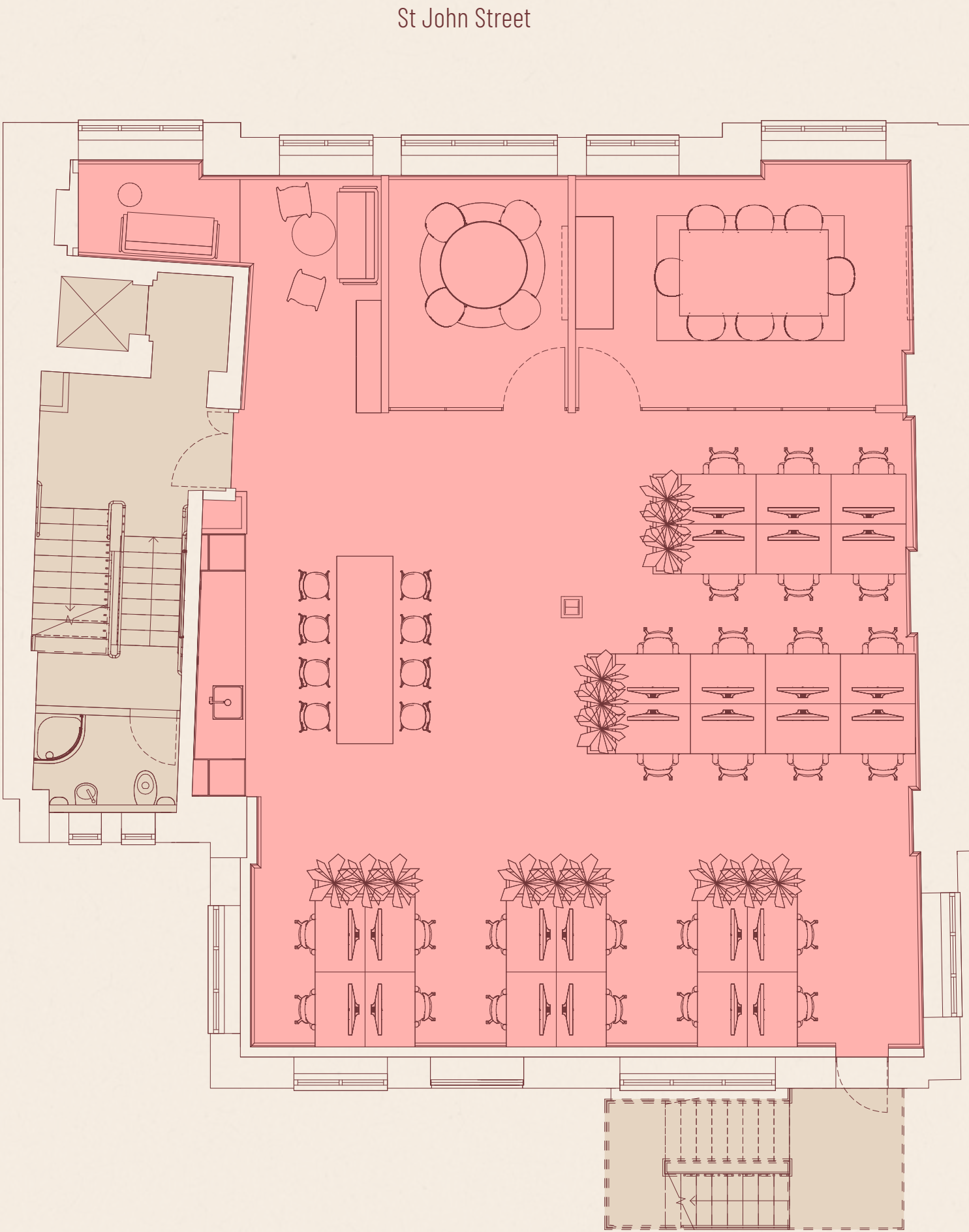
Workstations	20
Kitchen	01
Breakout areas	03
4 person meeting room	01
8 person meeting room	01



HIGH DENSITY SPACE PLAN

1,658 SQ FT / 154 SQ M

Workstations	26
Kitchen	01
Breakout areas	02
4 person meeting room	01
8 person meeting room	01



Floorplans not to scale. For indicative purposes only.



# Traditional lease or fully managed option?



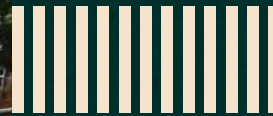
## FREQUENTLY ASKED QUESTIONS

	TRADITIONAL LEASE	FULLY MANAGED OFFICE
What are we paying?	Tenant responsible for outgoings.	One monthly all-inclusive cost.
What am I signing ?	Standard lease.	License agreement.
Hows is it provided?	<p>The floors of the space all benefit from the following:</p> <ul style="list-style-type: none"><li>• 4 person meeting room</li><li>• 8 person meeting room</li><li>• Fully fitted kitchenette</li><li>• 20 - 26 person furniture packs</li></ul> <p>We can accommodate unfurnished lettings, should you have you own furniture.</p>	<p>The floors of the space all benefit from the following:</p> <ul style="list-style-type: none"><li>• 4 person meeting room</li><li>• 8 person meeting room</li><li>• Fully fitted kitchenette</li><li>• 20 - 26 person furniture packs</li></ul> <p>We can accommodate unfurnished lettings, should you have you own furniture.</p>
How long will it take to sign up?	4 weeks	1 week
When can I be in occupation?	<ul style="list-style-type: none"><li>• Move in within days if fitted and furnished</li><li>• 4-6 weeks if works or furniture is required</li></ul>	<ul style="list-style-type: none"><li>• Move in within days if fitted and furnished</li><li>• 4-6 weeks if works or furniture is required</li></ul>
Will I have to pay legal costs?	Legal fees payable.	Often no legal fees.
Who for responsible for Repairs and Maintenance to my office?	You are responsible.	Landlord covers this.
What is my end of term obligations?	Dilapidations apply.	Fixed fee of £150/desk.
How much does it cost a month?	<p>From £15,700 pcm excl.*</p> <p>Tenant with be responsible for further operational costs.</p> <p><small>*(Figure inclusive Rent, Business Rates &amp; Service Charge)</small></p>	From £25,560 pcm excl.





CLERKENWELL GREEN



CLERKENWELL OFFERS AN INSPIRING SETTING WITH A PLETHORA OF EXCITING AMENITIES TO EXPLORE.

With world-class dining options, stylish cafés, and a thriving local arts scene, Clerkenwell is the ideal setting to balance work and play.



A vibrant & bustling location





# Move with ease

## EXCEPTIONAL TRAVEL CONNECTIONS WITH FARRINGTON AROUND THE CORNER.

140 St John Street is located within a 5 minute walk of Farringdon station, making travel across London easy – with the Elizabeth Line, National Rail and Underground services available.

Local transport hub's such as King's Cross St. Pancras, and Liverpool Street are accessible in jut a short ride on the Tube.



### STATION WALK TIMES FROM THE BUILDING



05

MINS

Farringdon

07

MINS

Barbican

### JOURNEY TIMES FROM FARRINGTON STATION



03

MINS

King's Cross St. Pancras

05

MINS

Bond St

02

MINS

Liverpool St

09

MINS

Paddington

10

MINS

London Bridge

32

MINS

Heathrow Airport



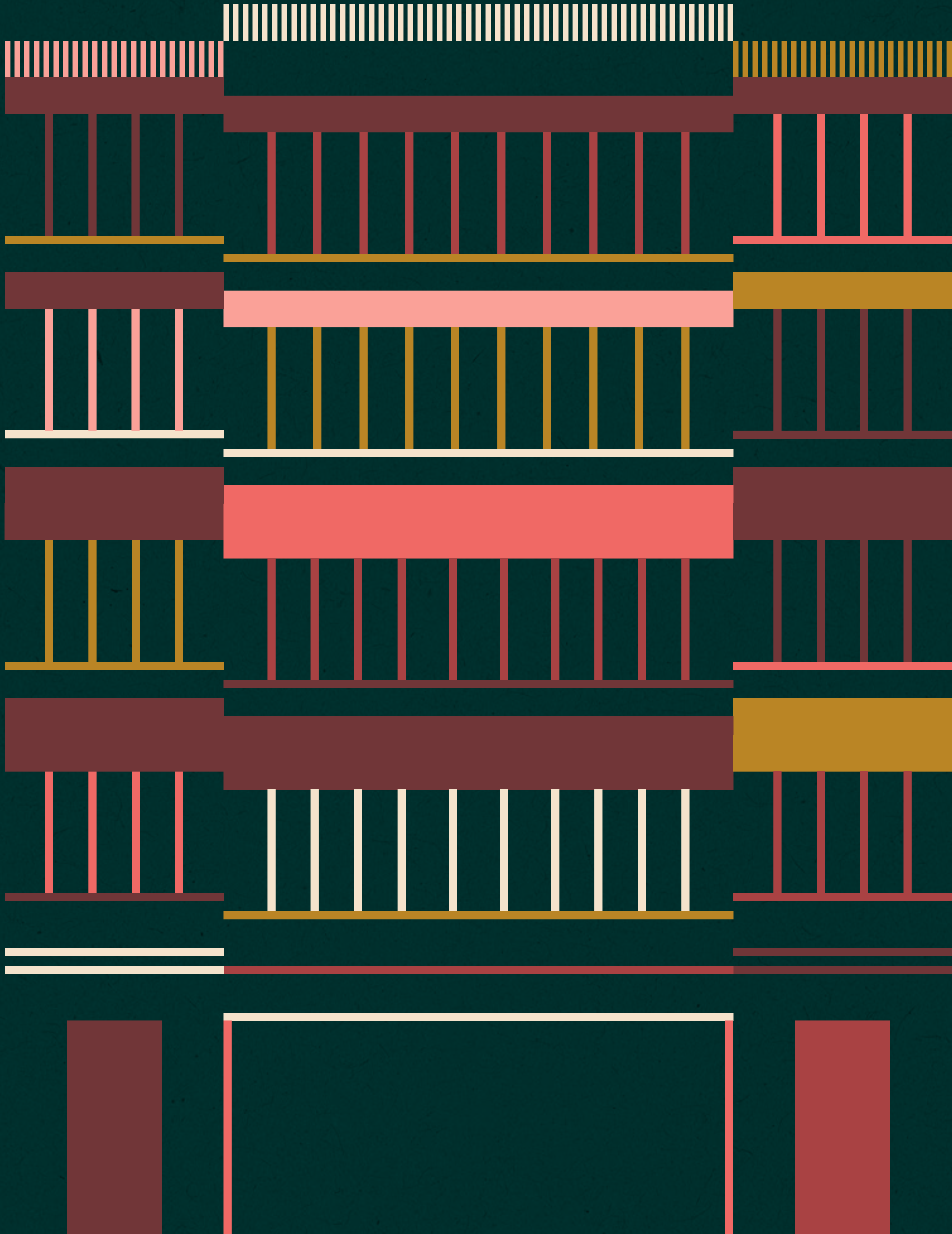
### BARS & RESTAURANTS

1. Luca
2. The Green
3. St John
4. Sessions Arts Club
5. Clerkenwell & Social
6. Bouchon Racine
7. The Zetter
8. The Slaughtered Lamb

### CAFÉS

1. Goswell Road Coffee
2. Jimmy and the Bee
3. Giddy Up Coffee
4. Fix Coffee
5. EC1 Coffee House
6. Black Sheep Coffee
7. Pret A Manger
8. Powerhouse Coffee





# Further information

## TERMS

Upon application.

## VIEWINGS

Strictly through the sole letting agents:



### STEPHEN PAGE

[spage@antonpage.com](mailto:spage@antonpage.com)  
07789 888 973

### HARRISON TURNER

[hturner@antonpage.com](mailto:hturner@antonpage.com)  
07760 994 988

### HARRY MURPHY

[harry.murphy@workthere.com](mailto:harry.murphy@workthere.com)  
07792 802 640

### PETER HALL

[peter.hall@workthere.com](mailto:peter.hall@workthere.com)  
07837 719 263

Misrepresentation Act 1967: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. June 2025.

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