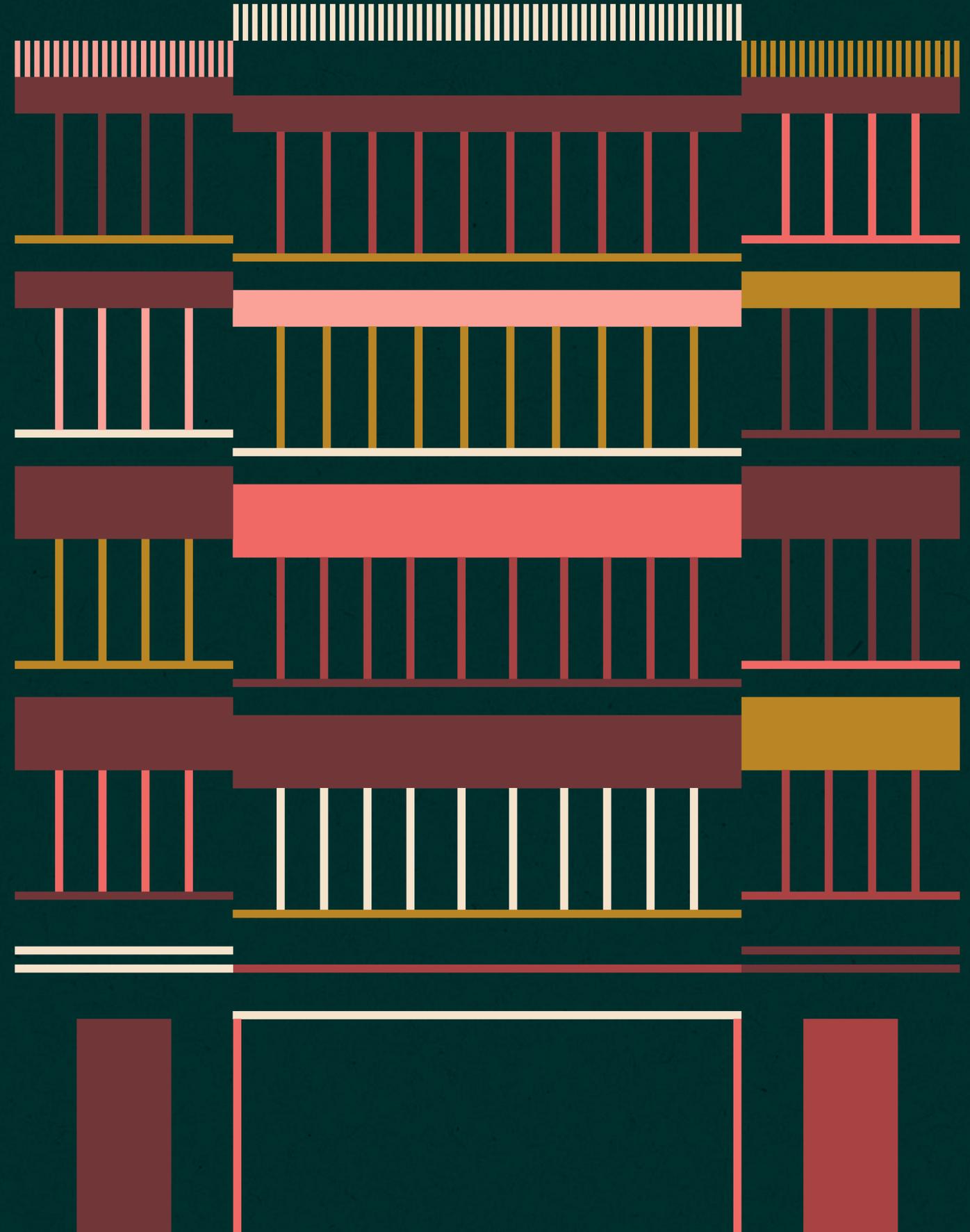


1,658 - 5,135 SQ FT NEWLY REFURBISHED OFFICES TO LET

140 St John Street

CLERKENWELL EC1



Re-imagined Clerkenwell workspace

BUILDING EXTERIOR



ROOF TERRACE



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 third floors providing from 1,658 - 5,135 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



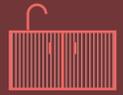
HVAC heating
& cooling



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.



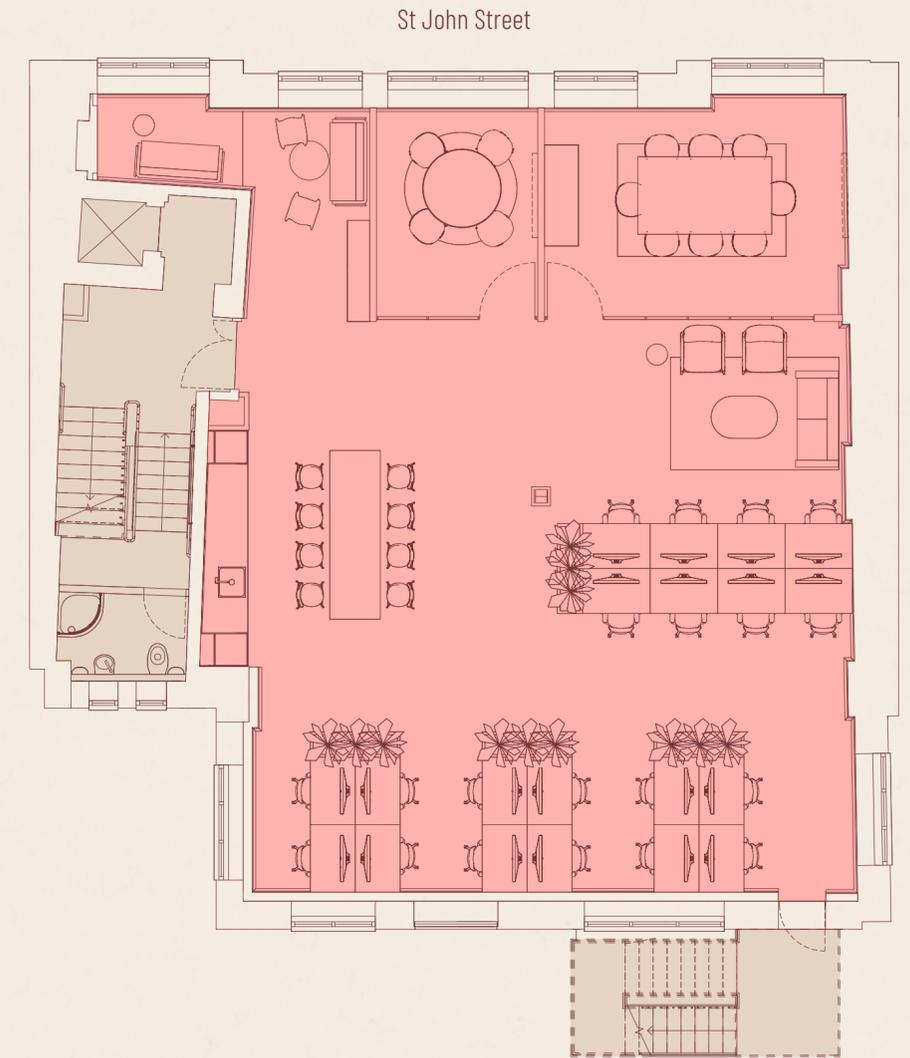
FULLY FITTED 1ST FLOOR



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 and third 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.

CAT A+ 3RD FLOOR

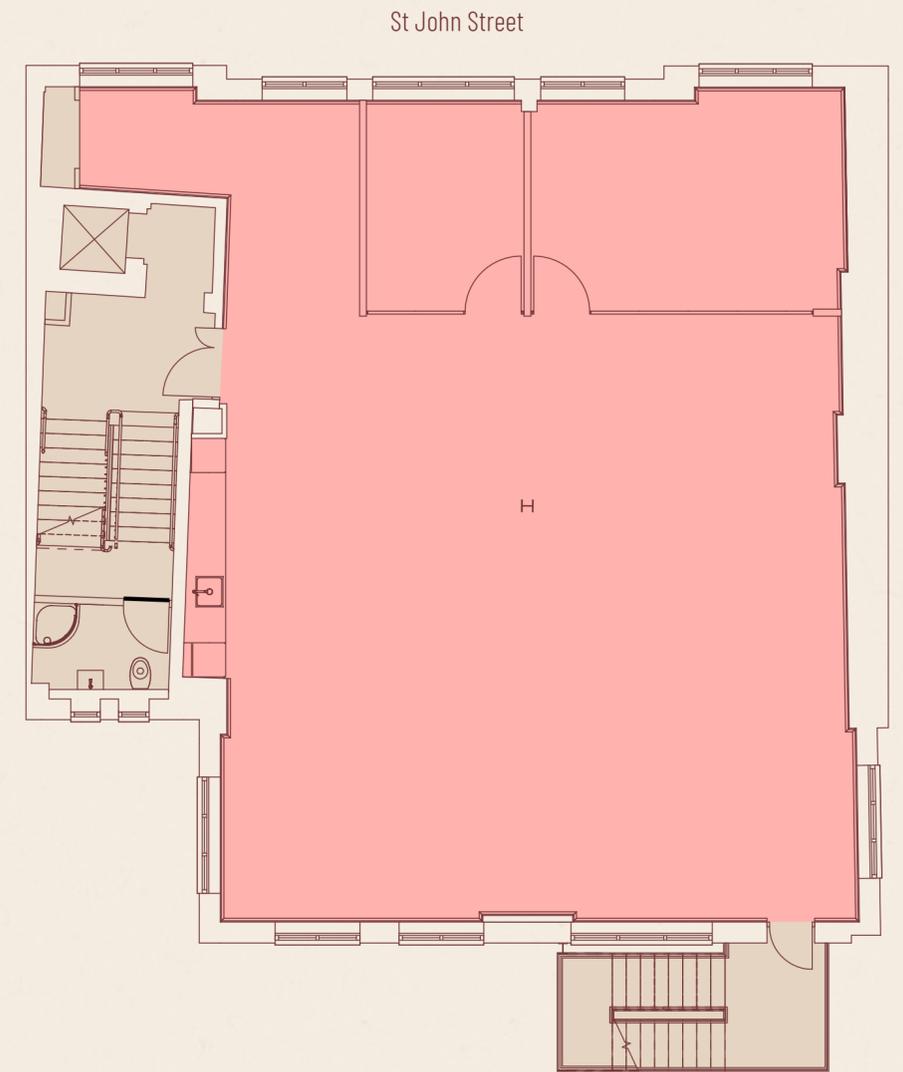


CAT A+ 3RD FLOOR



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			LET
3rd	Cat A+	1,765	164
2nd	Cat A+	1,712	159
1st	Fully Fitted	1,658	154
Total		5,135	477

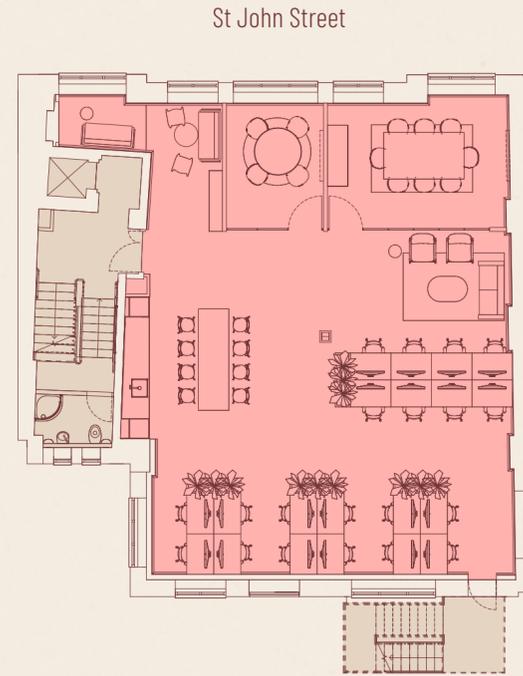


Floorplans not to scale. For indicative purposes only.

FIRST FLOOR

1,658 SQ FT / 154 SQ M

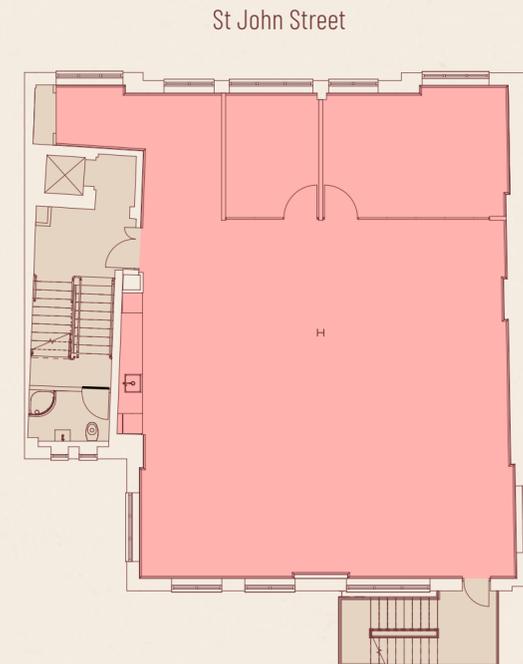
Workstations	20
Kitchen	01
Breakout areas	03
4 person meeting room	01
8 person meeting room	01



THIRD FLOOR

1,765 SQ FT / 164 SQ M

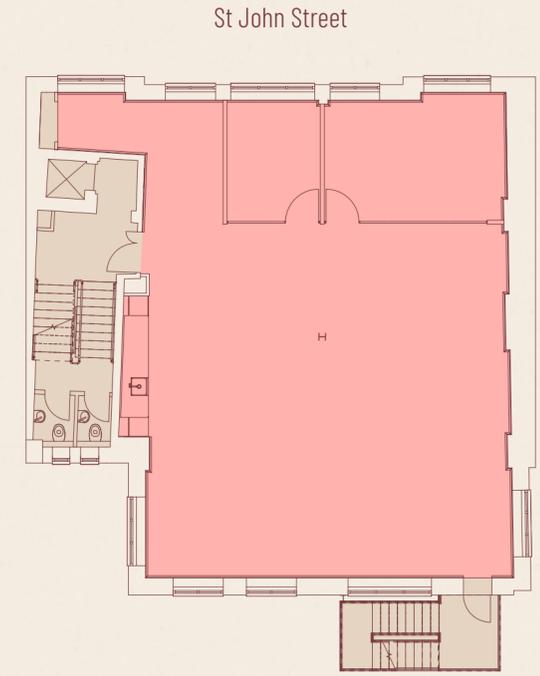
Kitchen	01
Meeting rooms	02



SECOND FLOOR

1,712 SQ FT / 159 SQ M

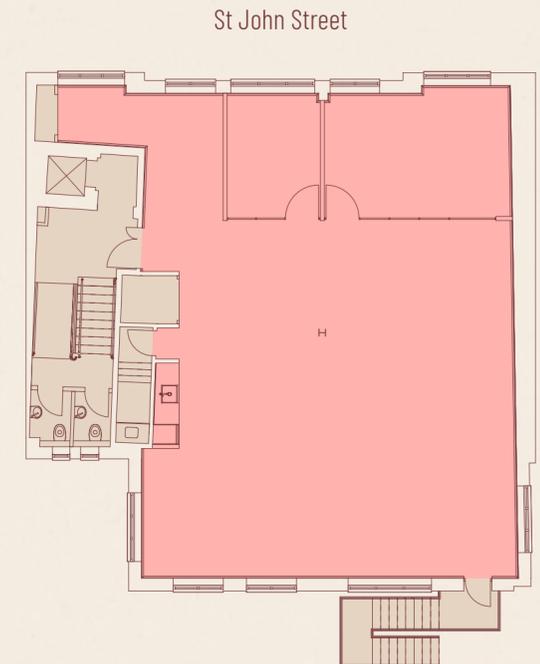
Kitchen	01
Meeting rooms	02



FOURTH FLOOR

LET

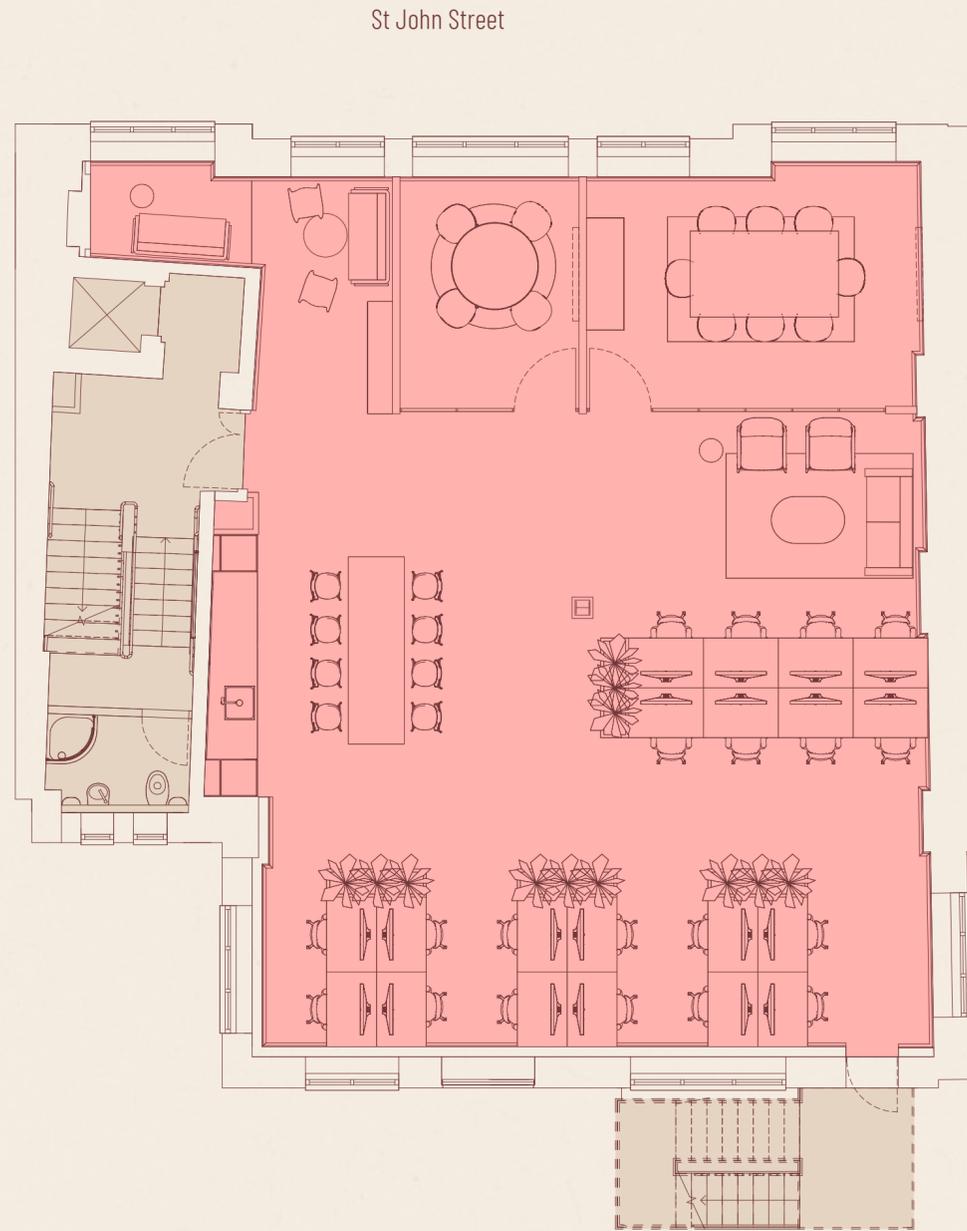
Kitchen	01
Meeting rooms	02



LOW DENSITY SPACE PLAN

1,658 SQ FT / 154 SQ M

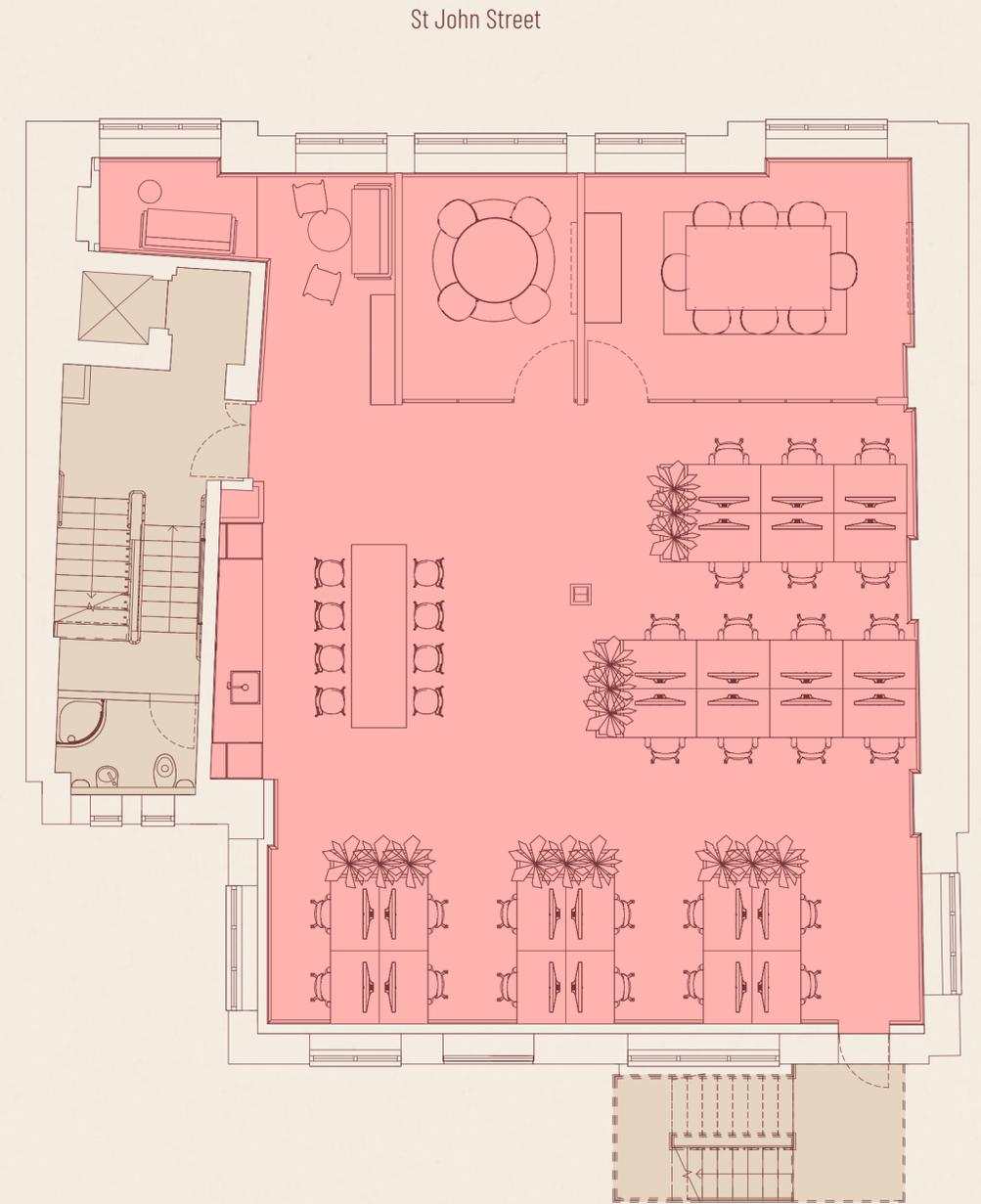
Workstations	20
Kitchen	01
Breakout areas	03
4 person meeting room	01
8 person meeting room	01



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



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.
How is it provided?	<p>Each floor benefits from the following:</p> <ul style="list-style-type: none"> • 4 person meeting room • 8 person meeting room • Fully fitted kitchenette • 20 - 26 person furniture packs <p>We can accommodate unfurnished lettings, should you have your own furniture.</p>	<p>The floors of the space all benefit from the following:</p> <ul style="list-style-type: none"> • 4 person meeting room • 8 person meeting room • Fully fitted kitchenette • 20 - 26 person furniture packs <p>We can accommodate unfurnished lettings, should you have your 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"> • Move in within days if fitted and furnished • 4-6 weeks if works or furniture is required 	<ul style="list-style-type: none"> • Move in within days if fitted and furnished • 4-6 weeks if works or furniture is required
Will I have to pay legal costs?	Legal fees payable.	Often no legal fees.
Who is responsible for repairs and maintenance to my office?	You are responsible.	Landlord covers this.
What are 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.* Tenant will be responsible for further operational costs.</p> <p><small>*(Figure inclusive Rent, Business Rates & Service Charge)</small></p>	From £25,560 pcm excl.



CLERKENWELL GREEN



ST JOHN PRIORY CHURCHYARD

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.

THE GREEN



BRUTTO



A vibrant & bustling location

Move with ease

EXCEPTIONAL TRAVEL CONNECTIONS WITH FARRINGDON 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 just a short ride on the Tube.



STATION WALK TIMES FROM THE BUILDING



05
MINS

Farringdon

07
MINS

Barbican

JOURNEY TIMES FROM FARRINGDON 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

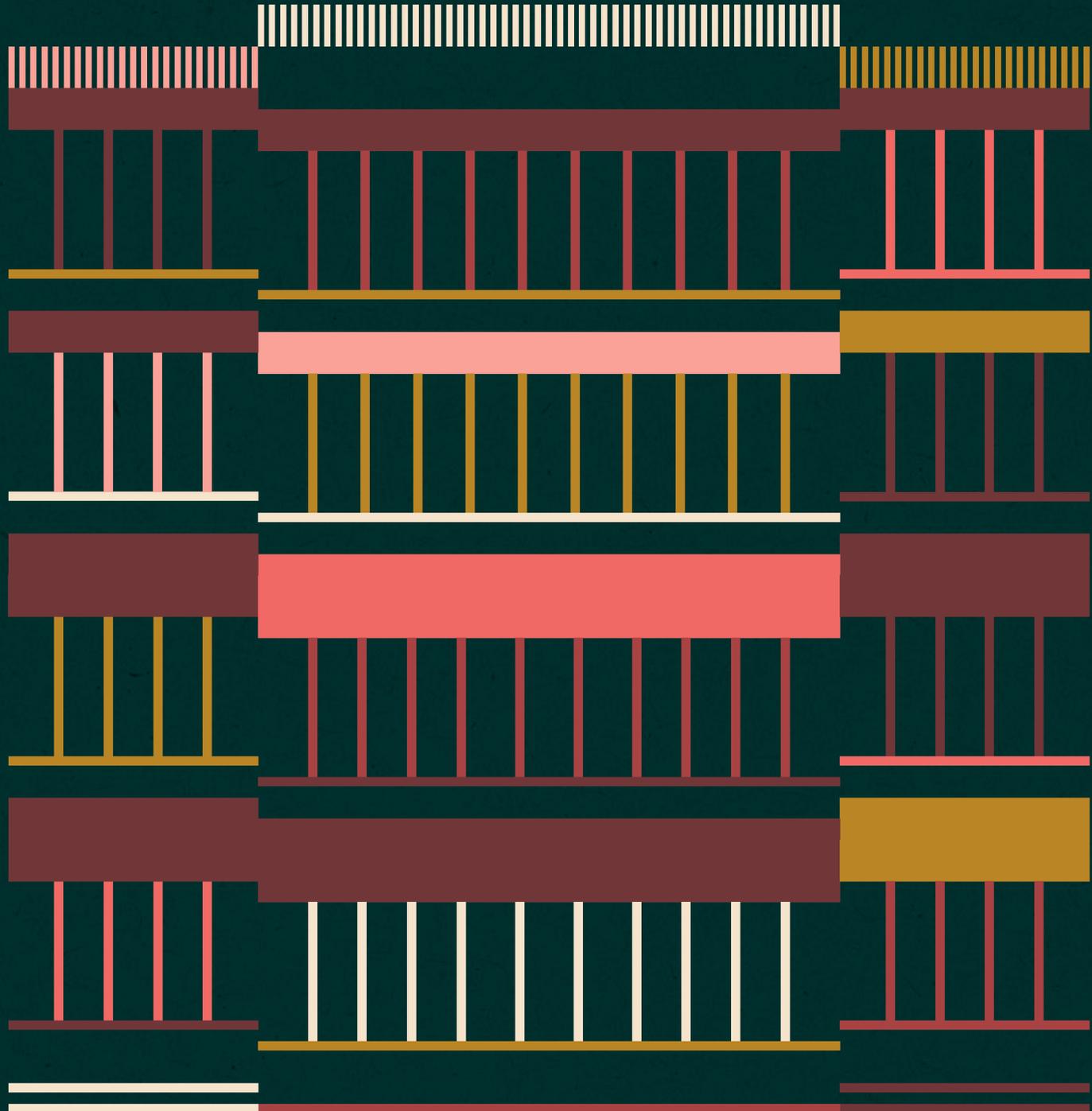


BARS & RESTAURANTS

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 joint sole letting agents:



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07789 888 973

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07760 994 988

HARRY MURPHY

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07792 802 640

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07837 719 263

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