



Susskind.

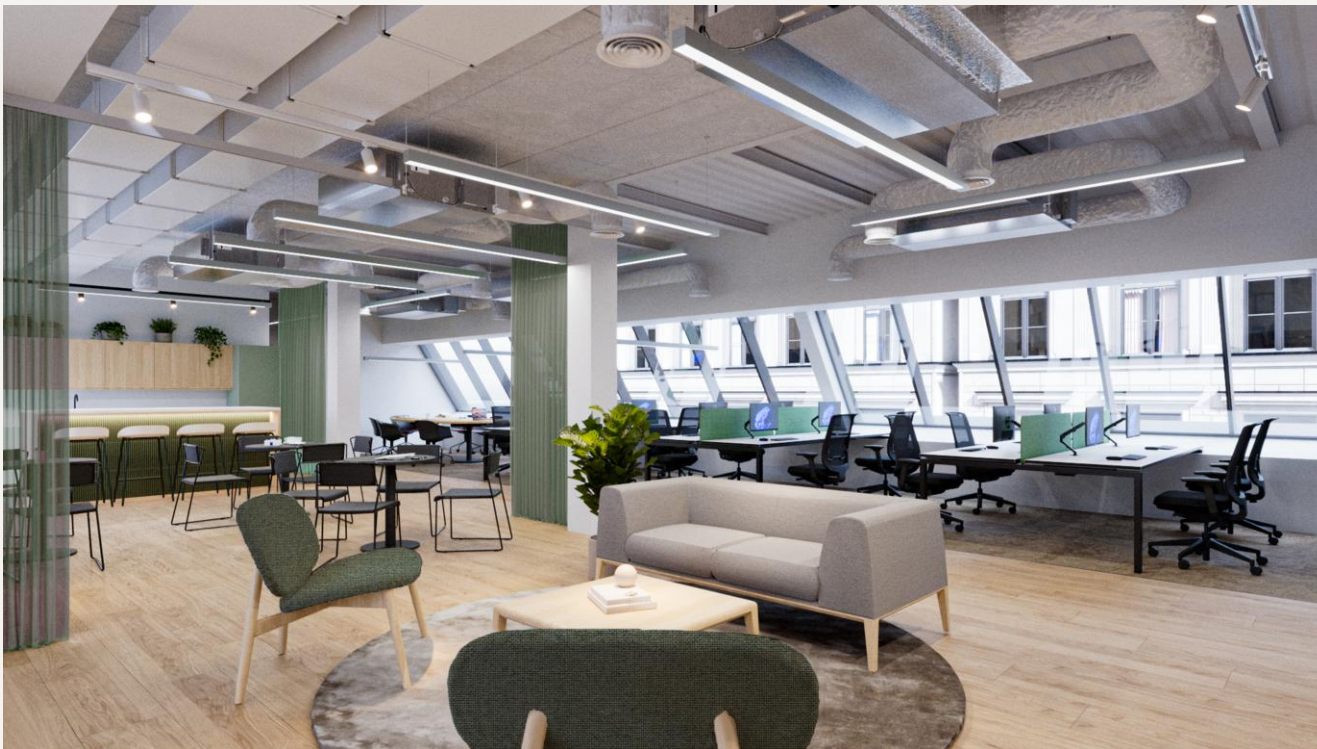
Watchmaker Court, 33 St John's Lane, EC1



Watchmaker Court sits on a former clock and watchmaking site, positioned in a central Farringdon location.

This former warehouse space provides availability across the 2<sup>nd</sup> and 4<sup>th</sup> floors, both benefitting from full fit-outs that offer a mix of desking, meeting rooms and kitchen/breakout space.

Furthermore, Watchmaker Court offers desirable wider amenities which all tenants have access to.



# Watchmaker Court, 33 St John's Lane, EC1

## Summary

Grade A, fully-fitted and refurbished office floors within a former clock and watchmaker warehouse.

Watchmaker Court will benefit from remodelled entrance lobby and improved common parts + end-of-journey facilities.

## Features

- New CAT A+ floors
- Remodelled entrance lobby
- New communal meeting room and break out facilities.
- Four pipe fan coil air-conditioning system
- Demised WCs
- Communal breakout area
- Upgraded end-of-journey facilities.

## Transport

- Farringdon
- Barbican

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

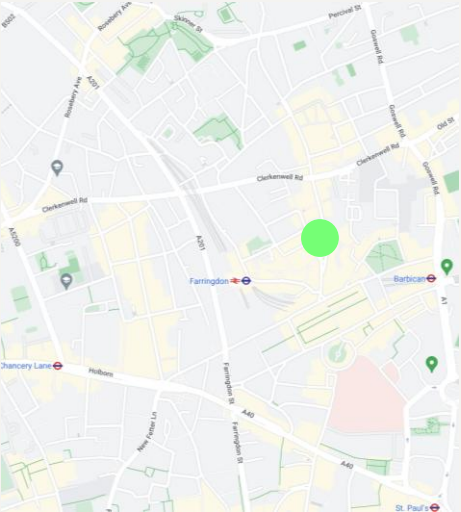
A new EPC will be commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Second	3,305	£75.00	£15.55	£17.97	£29,888.22	Available
Fourth	2,562	£75.00	£15.55	£20.14	£23,632.32	Available
Total	5,867	£75.00	£15.55		£53,520.54	

\*Interested parties should make enquiries with the local authority.

## Map





## Watchmaker Court, 33 St John's Lane, EC1

Viewing via joint sole agents

For further information and inspections please contact sole agents:

Adam Noble  
07980 991 217  
Adam@susskind.london

Elle Whayman  
07791 785 253  
Elle@susskind.london

Or

Ellis Brown  
0203 745 0060

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Colonial Buildings  
59-61 Hatton Garden  
London, EC1N 8LS

T +44 (0) 207 831 8311  
E hello@susskind.london  
W susskind.london

# Susskind