



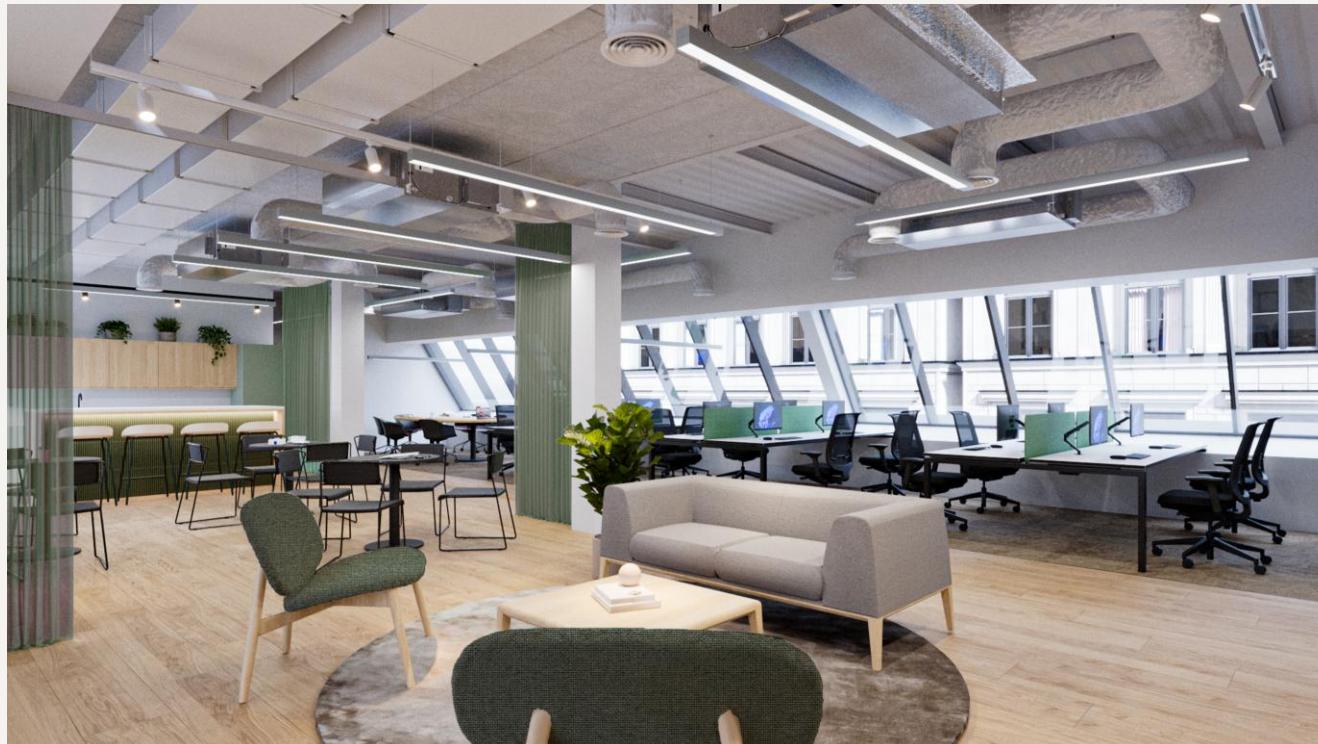
Susskind.

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 2nd and 4th 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.



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

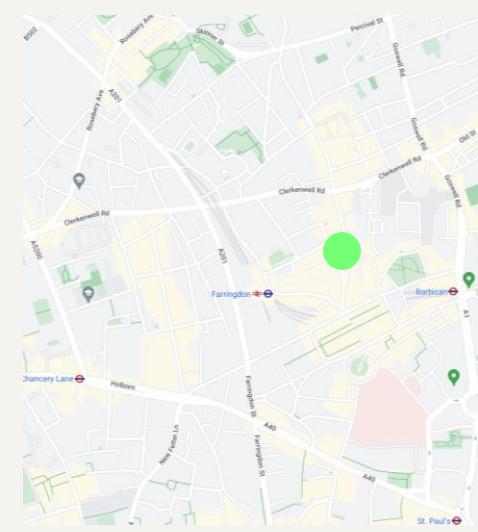
A new EPC will be commissioned and will be available on request.

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



Google Maps™ mapping service

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

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

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

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.

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