ELLIS BROWN

**OFFICE TO LET**

**The Sans, 20 St. John's Square, EC1M 4AH**
**2,700 sq ft**

Fully fitted office space in one of Clerkenwell's most sought after buildings, reimagined by Buckley Grey Yeoman.








**Ellis Brown**
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## The Sans, 20 St. John's Square, EC1M 4AH
## 2,700 sq ft

### Description

Rare opportunity to acquire the only available floor in The Sans, which has been reimagined by Buckley Gray Yeoman to retain its modernist roots whilst meeting the needs of the future. The space is bright, efficient and has been fully fitted and furnished, ready for immediate occupation. The building is BREAMM excellent and has a large open plan reception area overlooking the communal courtyard, providing an exceptional arrival experience for occupiers and guests.

The building also benefits from high quality end-of-trip facilities.

### Location

Located on St. John's Square, the building is in the heart of Clerkenwell less than 5 minute walk to Farringdon station. With St. John's Gate immediately adjacent, originally constructed in 1504, The Sans' surroundings showcase the blend of old and new that Clerkenwell juxtaposes so well. A plethora of local amenities are in abundant supply with restaurants like St. John and Bouchon Racine a short walk away, as well as various cafes and bars in close proximity.

### Accommodation

| Name | sq ft | sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Availability |
|---|---|---|---|---|---|---|
| 3rd | 2,700 | 250.84 | £95 | £26.50 | £19.62 | Available |
| **Total** | **2,700** | **250.84** | **£95** | **£26.50** | **£19.62** | |

### Features

- Design lead fit-out
- Excellent natural light
- BREAMM excellent
- Designed by Buckley Grey Yeoman
- Expansive reception area
- End of trip facilities
- Prime Clerkenwell location
- Conventional lease or managed solution

### EPC

A

### Terms

On application

### VAT

Applicable


### Contact

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