

**43 ST JOHN STREET,
EC1**

1,953 SQ. FT
PRIME CLERKENWELL SHOWROOM
ST JOHN STREET, EC1A



Healthy Great Health
@HG3600

ST. JOHN STREET

Tarkett

HURFORD SALVI CARR
www.hurfordsalvicarr.co.uk

DESCRIPTION

This stunning showroom is located on St John Street in the heart of Clerkenwell.

Arranged across the ground and lower ground floors, the space is fully fitted with meeting rooms, a kitchen and generous breakout areas. It benefits from excellent natural light, air conditioning, and a self-contained entrance, making it both practical and inviting.

Would be of particular interest to showroom, retail and offices.

AMENITIES



AIR
CONDITIONING



MEETING ROOMS



GREAT CEILING
HEIGHTS



E CLASS USE



KITCHENETTE



EXCELLENT
NATURAL LIGHT



GOOD FRONTAGE



PRIME
LOCATION



WC FACILITIES

PRIME CLERKENWELL SHOWROOM AVAILABLE FOR RENT





TRANSPORT

Farringdon – 4 mins



Barbican – 6 mins



Chancery Lane – 15 mins

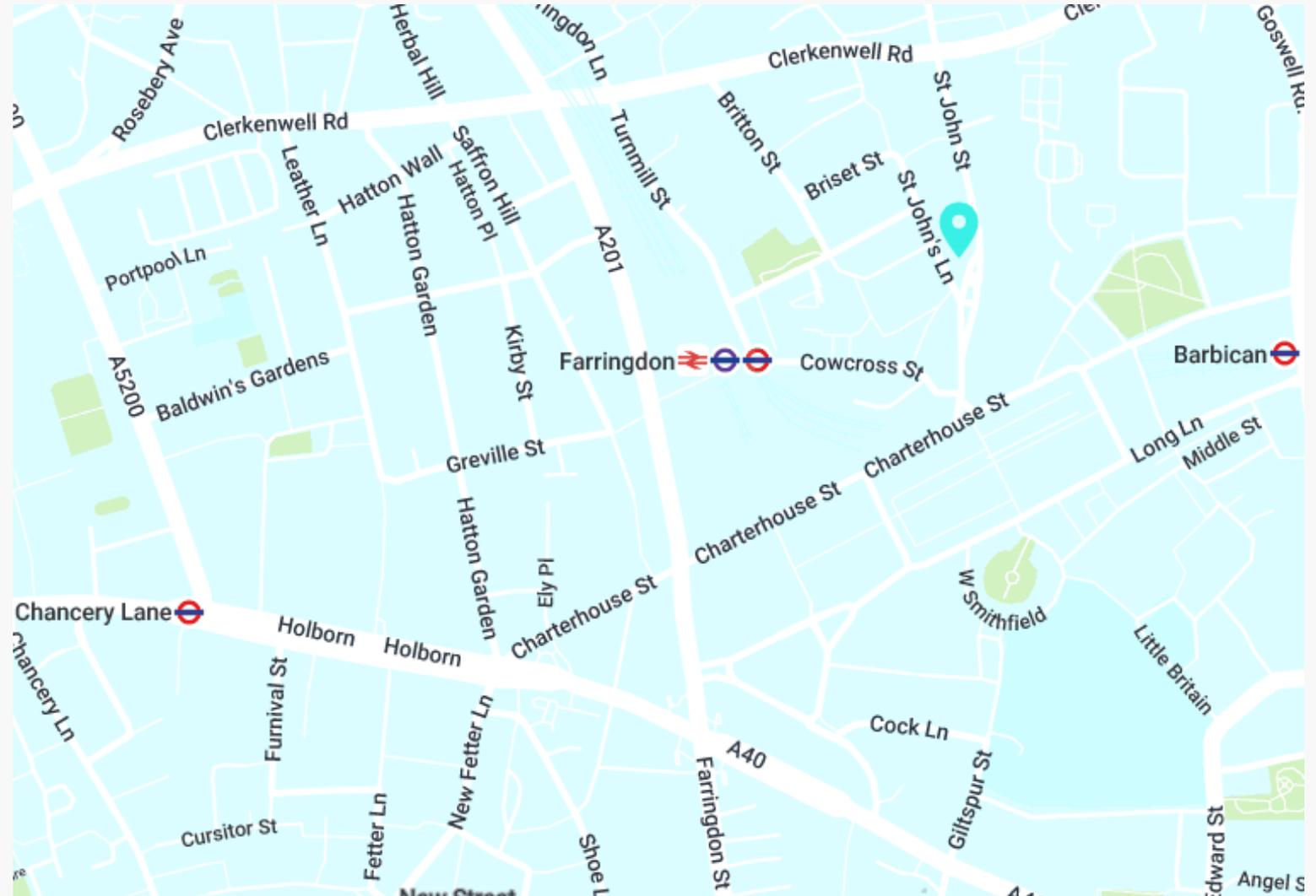


AREA

Situated close to the junction with St John Street and St Johns Lane, very close to the iconic Smithfield Market and a very short walk from Farringdon Station offering excellent transport links. The immediate area is surrounded by restaurants, bars and coffee shops.

Nearby Occupiers include Elite Office Furniture, Forbo flooring, Gresham Showroom, St John and Luca Restaurants.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
G	883					
LG	1,070					
Total	1,953		£100,000	£16.70	TBC	£11,050

LEASE

A new lease to be contracted outside the Landlord and Tenant Act.

TIMING

Available immediately

CONTENT

[View on our website](#)



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is not applicable

VIEWINGS VIA SOLE AGENTS

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