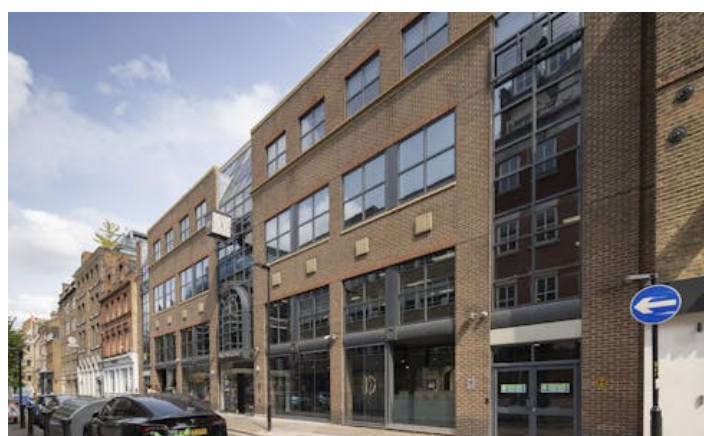
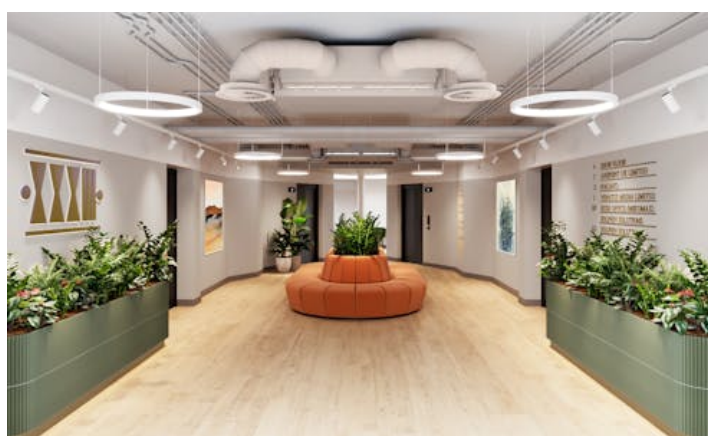
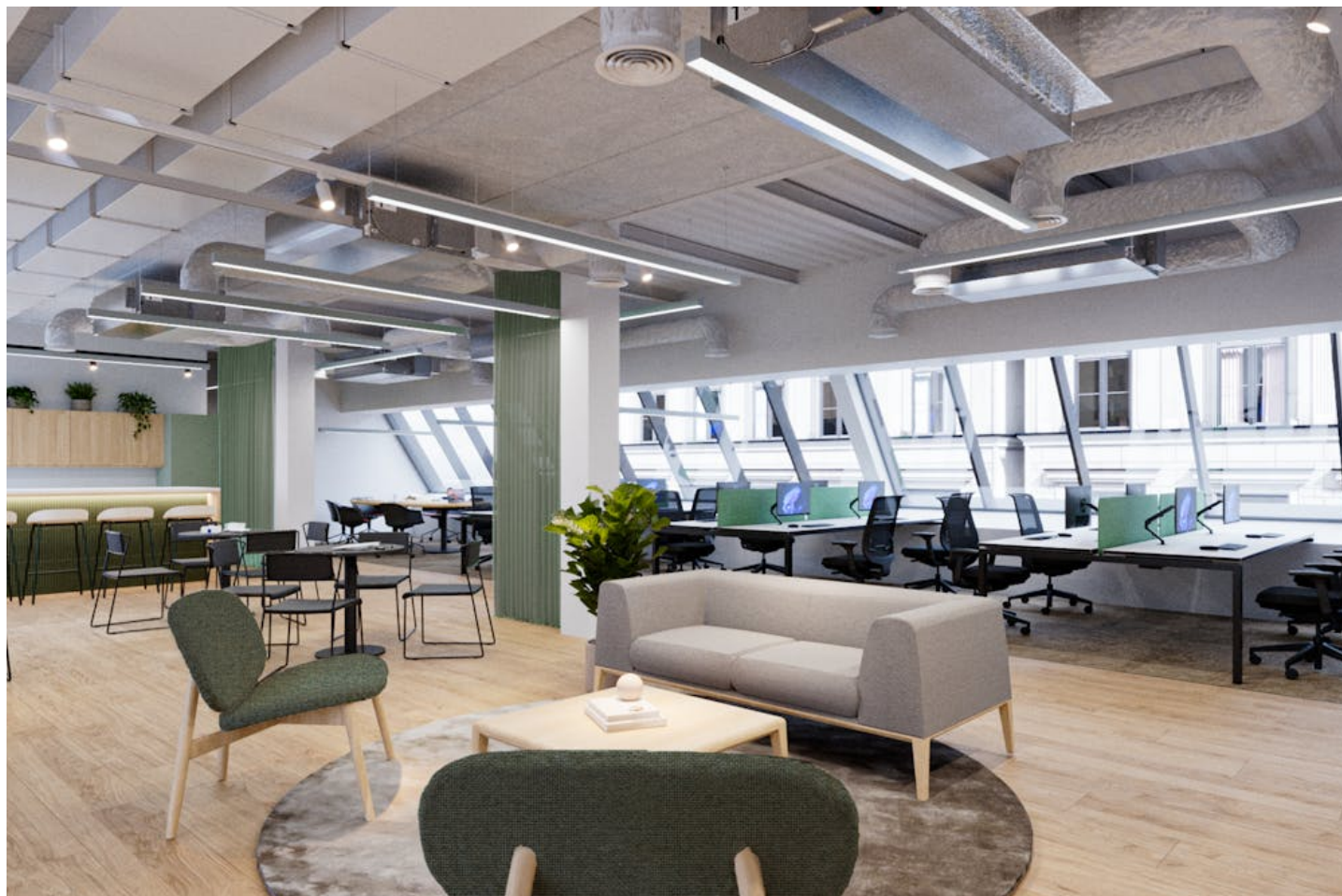


# ELLIS BROWN

## OFFICES TO LET

Newly refurbished, media style office accommodation in Clerkenwell's design district, just 3 minutes from Farringdon Station

Watchmaker Court, 33 St. John's Lane, EC1M 4BJ  
2,562 - 3,305 sq ft



Ellis Brown  
18-20 St. John Street  
London, EC1M 4NX

T. 020 3745 0060  
[agency@ellisbrowncommercial.com](mailto:agency@ellisbrowncommercial.com)

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 13/01/2026

OFFICES TO LET

Watchmaker Court, 33 St. John's Lane, EC1M 4BJ  
2,562 - 3,305 sq ft

Description

Watchmaker Court sits on a former clock and watchmaking site, positioned in a charming, central Clerkenwell location. The building is undergoing a comprehensive refurbishment program to provide fully fitted and furnished media style accommodation with a new stylish reception. Floors benefit from excellent floor to ceiling height, abundant natural light and exposed services. The building also benefits from new end of journey facilities and communal break out spaces.

Location

The building is located on the East side of St John's Lane, close to St John's Square and Albion Place. Farringdon station is just moments away, one of the best connected stations in Central London with services on the Circle, Hammersmith & City, Metropolitan, Thameslink and Elizabeth Lines.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,130	104.98	£67.50 /sq ft	£17	£15.55	£9,421.38	£113,056.50	Under Offer
1st	3,305	307.04	-	On Application	£15.55	£4,282.73	£51,392.75	Under Offer
2nd	3,305	307.04	£75 /sq ft	£17.97	£15.55	£29,888.22	£358,658.60	Available
4th	2,562	238.02	£75 /sq ft	£20.15	£15.55	£23,634.45	£283,613.40	Available
Total	10,302	957.08		£18.37	£15.55	£67,226.78	£806,721.25	

Features

- Newly refurbished reception
- New end of journey facilities and bicycle storage
- Fully fitted and furnished
- Exposed services
- Demised W/C's
- Four pipe fan coil air-conditioning
- New LED Lighting

EPC

On application

Terms

On application

VAT

Applicable



# ELLIS BROWN

## OFFICES TO LET

Watchmaker Court, 33 St. John's Lane, EC1M  
4BJ  
2,562 - 3,305 sq ft

