

ELLIS BROWN

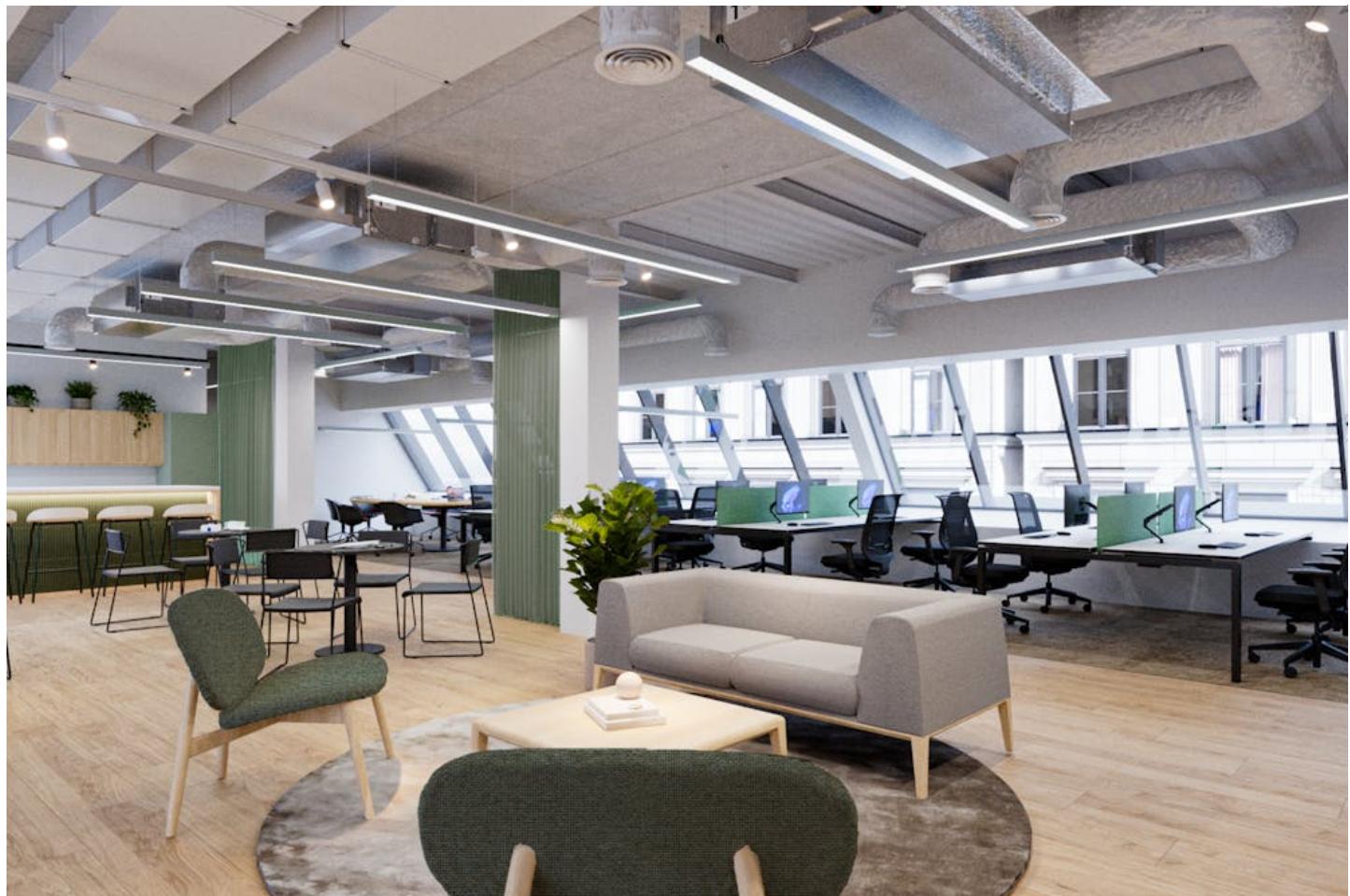
OFFICES TO LET

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
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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

Contact

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Joint Agents

Adam Noble (Susskind.)
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