



Susskind.

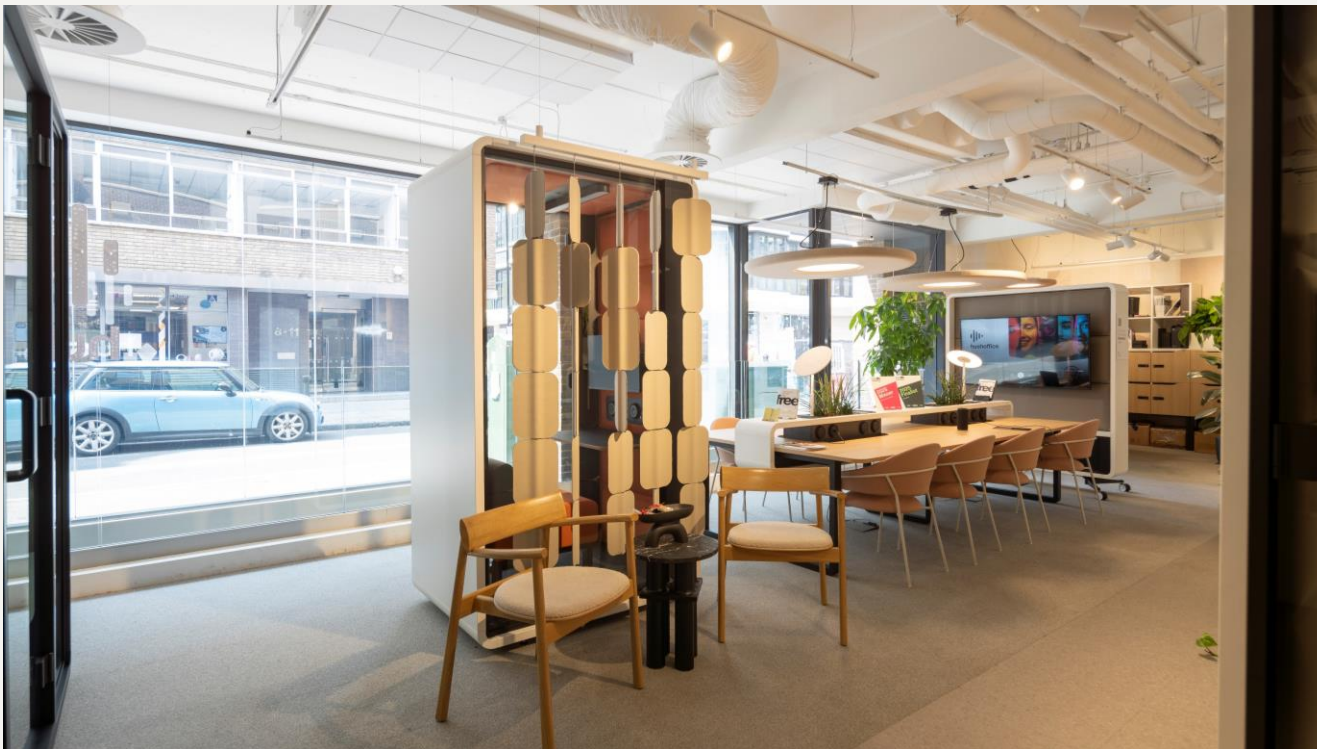
Watchmaker Court, 33 St John's Lane, EC1



**Watchmaker Court sits on a former clock and watchmaking site, positioned in a central Farringdon location.**

**The available ground floor space presents a fantastic opportunity for a tenant to benefit from a prominent showroom within a prime location packaged with strong brand & street presence.**

**Furthermore, Watchmaker Court offers desirable wider amenities which all tenants have access to.**



# Watchmaker Court, 33 St John's Lane, EC1

## Summary

Prime showroom/office opportunity in the heart of Farringdon's showroom district, located within a 3 minute walk from Farringdon Station.

## Features

- Desirable showroom opportunity
- Prominent window frontage
- Bespoke LED spotlighting
- Four pipe fan coil air-conditioning system
- Unisex WC's
- Communal breakout area
- Shower facilities
- Cycle storage

## Transport

- Farringdon
- Barbican

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

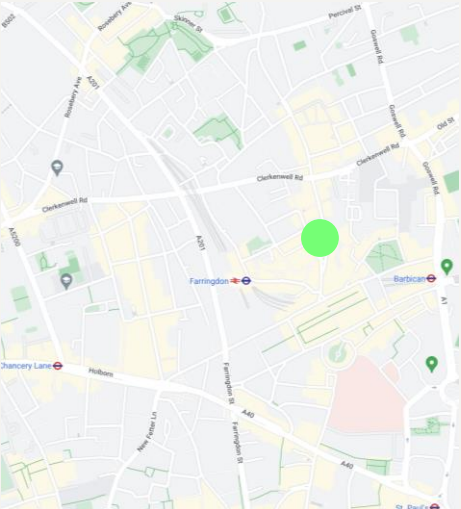
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Ground	1,130	£67.50	£15.55	£17.00	£9,421.38	Available
Total	1,130	£67.50	£15.55	£17.00	£9,421.38	

\*Interested parties should make enquiries with the local authority.

## Map





## 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

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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