Tel: 020 7336 1313
www.antonpage.com

Showroom
2,358 sq. ft. / 219 sq. m.
Prominent Clerkenwell showroom

TO LET

65 St John Street, London EC1M 4AN



LOCATION

Prominently situated on the west side of St John Street, south of the junction with Clerkenwell Road, in a prime Clerkenwell showroom location.

To the south of the property, works will shortly complete to the St John Street Transformation project, a brand new pedestrianised public realm space with gardens, outdoor seating areas and a new cycle track through to Smithfield Market.

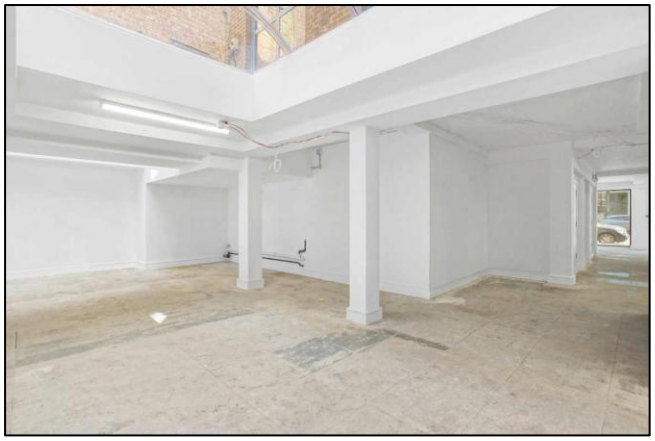
TRANSPORT

Farringdon Station	Elizabeth line and Thameslink National Rail London Underground – Metropolitan, Circle and Hammersmith & City lines

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

65 St John Street has undergone a major refurbishment project to provide a brand new retail and showroom premises on the ground and lower ground floor.

The upper floors provide high quality office accommodation.

Neighbouring showrooms include EH Smith Design Centre, Marazzi, Florim and Quadrifoglio.

AMENITIES

- Self-contained prominent showroom
- Brand new frontage
- Delivered as a 'white box' ready for a bespoke fit out
- New architectural internal staircase
- Clear open plan space
- Skylights at rear

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,280	118.9
L. Ground	1,078	100.1
Total	**2,358**	**219.0**

LEASE

A new lease available for a term by arrangement.

RENT

£165,000 per annum

SERVICE CHARGE

The service charge budget is to be confirmed.

BUSINESS RATES

The business rates have not yet been assessed.

Interested parties should make their own enquiries with the London Borough of Islington.

VAT

VAT is applicable to the rent and service charge.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

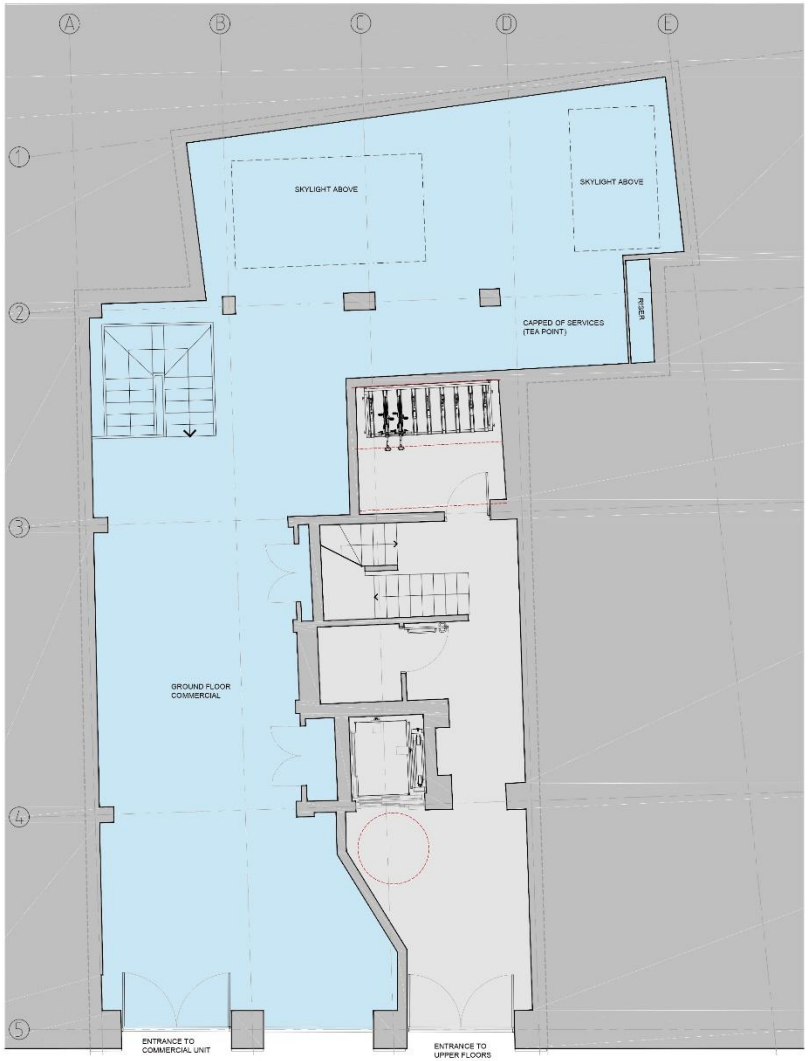
Stephen Page
spage@antonpage.com

Harrison Turner
hturner@antonpage.com

FLOOR PLAN

Showroom

Communal areas



Ground Floor



Lower Ground Floor