

Tel: 020 7336 1313

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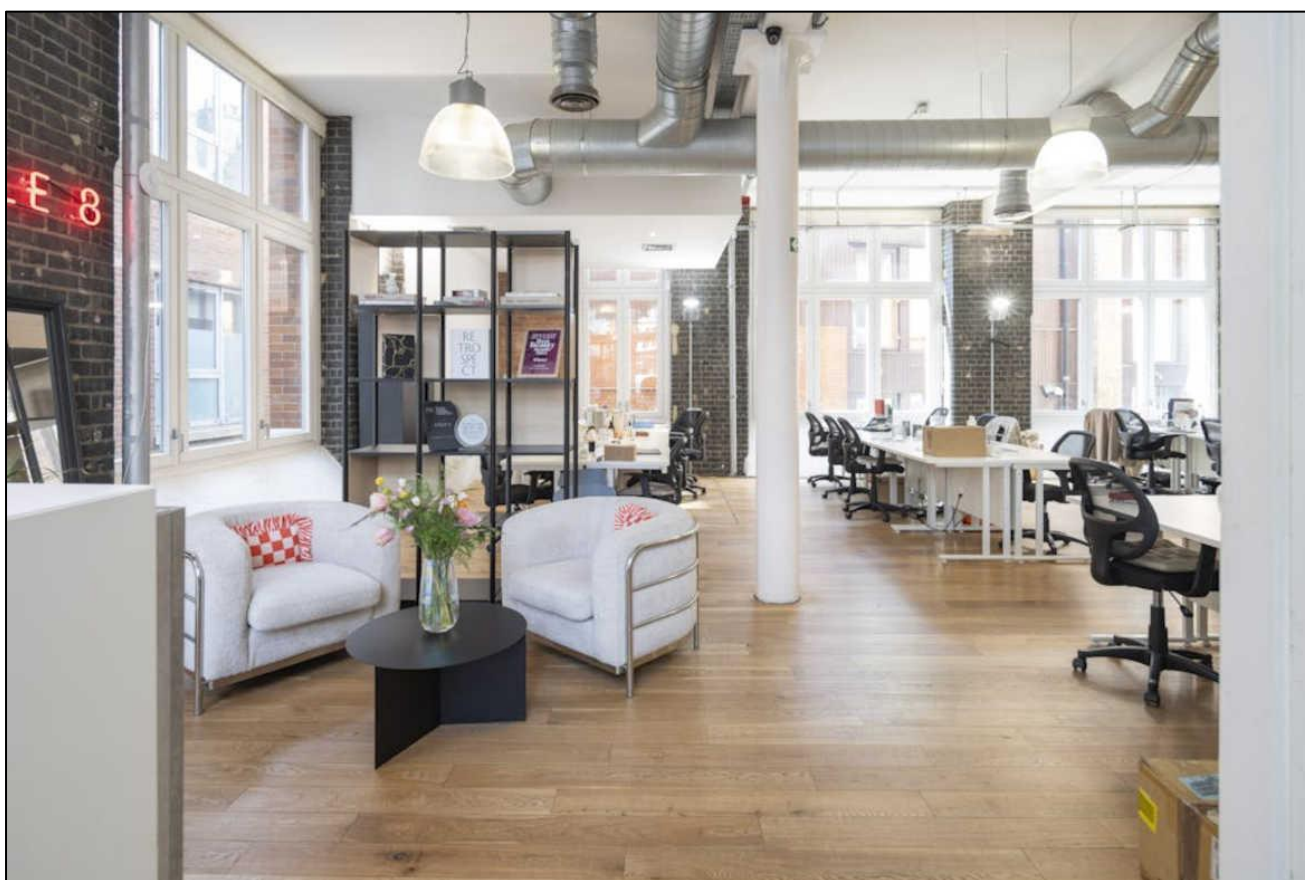
**ANTON
PAGE** 

Commercial Office Space
3,700 sq. ft. / 343.74 sq. m.

Office / Showroom opportunity in a prime Farringdon location

TO LET

6-8 St. John's Square, Clerkenwell, London EC1M 4NH



LOCATION

St. John's Square is located in the heart of historic Clerkenwell, moments from Farringdon station. This vibrant part of central Clerkenwell is tremendously popular amongst creative, media, tech and professional occupiers.

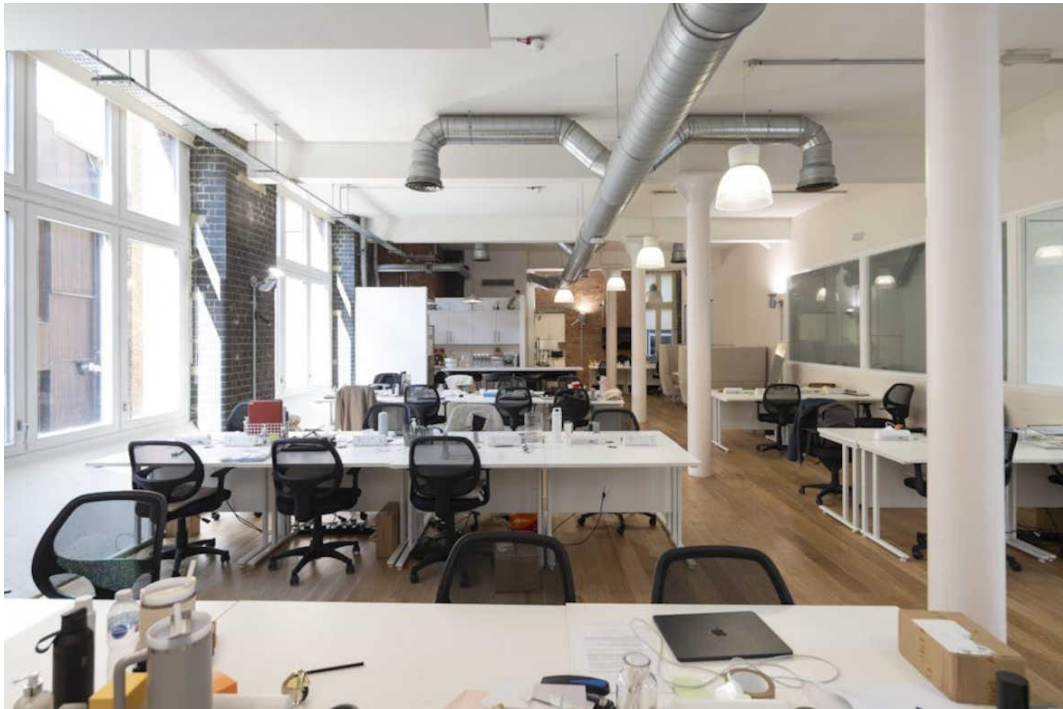
Local amenities are excellent with a huge variety of bars, restaurants, coffee shops, hotels and green spaces on the doorstep.

TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Old Street (Northern line and National Rail)

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

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DESCRIPTION

Set within a former warehouse building and laid out over ground and lower ground, the property has extensive window frontage on to both St John's Square and it's return on St John's Path, providing both branding and display opportunities and excellent natural light.

The ground floor has a floor to ceiling height of in excess of 3 metres and both floors benefit from meeting rooms, kitchenettes and WCs.

The property will be of interest to both office and showroom occupiers.

HIGHLIGHTS

- Ground and lower ground floors
- Original warehouse features
- Prime St John's Square location
- 3 m + floor to ceiling height in part
- Extensive window frontage
- Excellent natural light throughout
- Can be delivered fully fitted w/ meeting rooms
- Private car parking space
- Air conditioning and heating
- Shower

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,750	162.58
L. Ground	1,950	181.16
Total	3,700	343.74

LEASE

A new full repairing and insuring lease for a term by arrangement.

RENT

£200,000 per annum.

SERVICE CHARGE

Per annum	Per Sq. Ft.
£5,550	£1.50

RATES

Per annum	Per Sq. Ft.
£35,298	£9.54

Interested parties must contact The London Borough of Islington to satisfy themselves to the accuracy of these figures.

TOTAL OCCUPATIONAL COSTS

Per annum	Per Calendar Month
£242,348	£20,196

EPC

Rated B (36)

VAT

The premises is not elected for VAT.

PLEASE CONTACT

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