

Commercial Office Space

1,783 sq. ft. / 165.6 sq. m.

Self-contained freehold Victorian office building in Clerkenwell

FOR SALE

238 St John Street, Clerkenwell EC1V 4PH



LOCATION

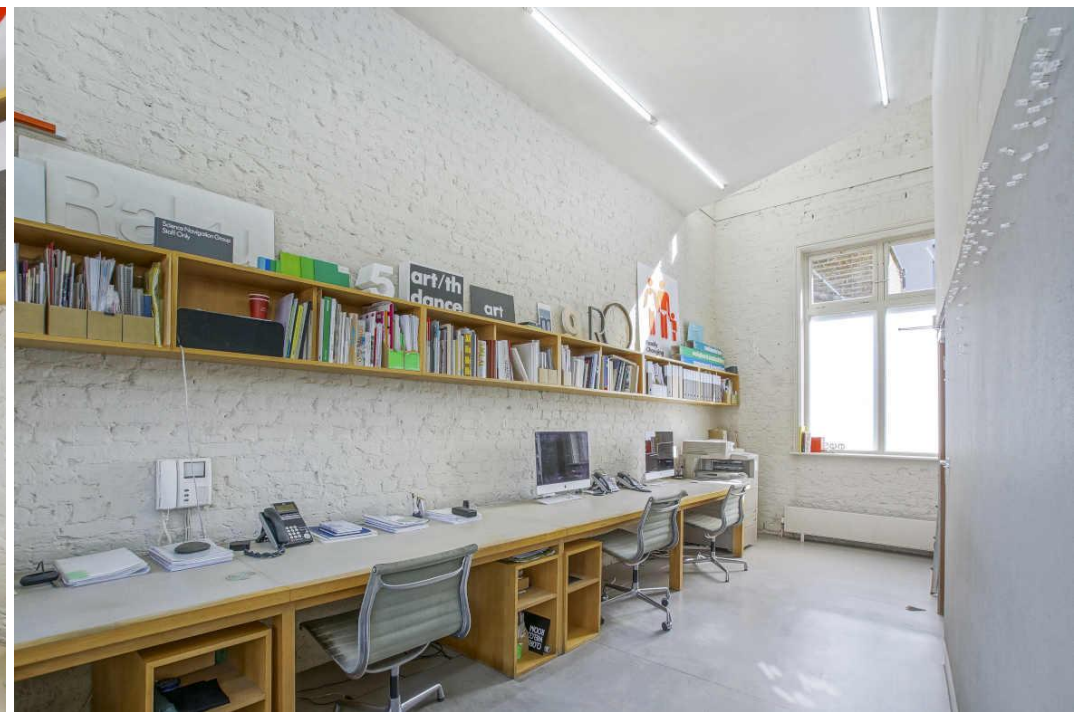
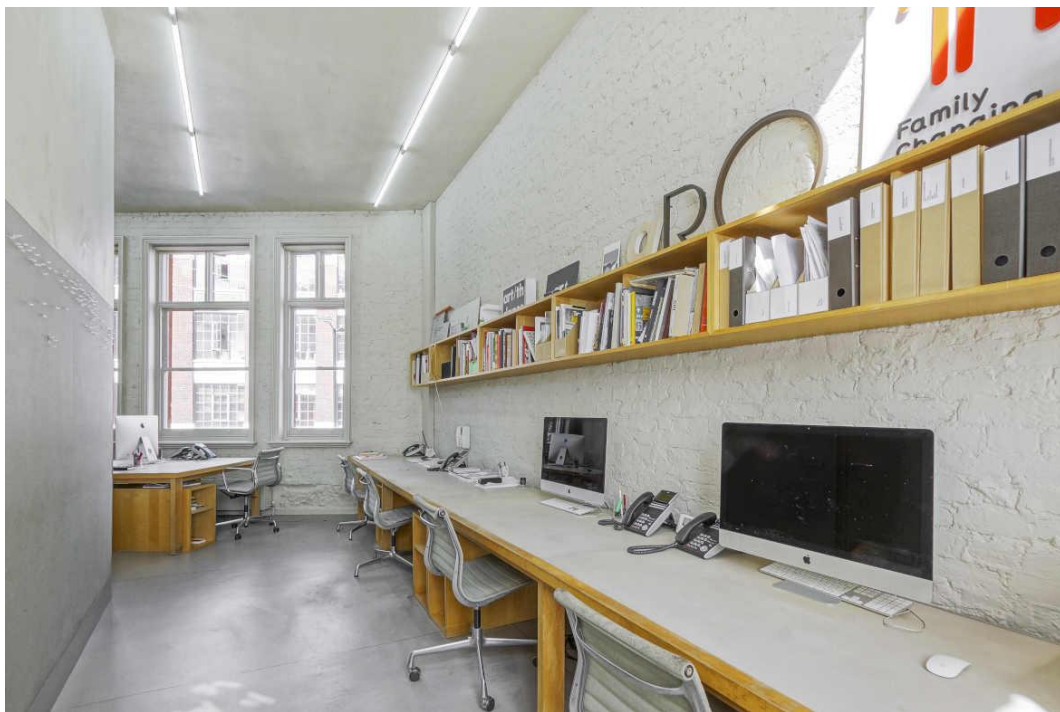
The building is situated on the east side of St John Street by the junction of Percival Street. Both Clerkenwell Green and Exmouth Market are a short walk away providing a fabulous range of cafes, restaurants and bars.

TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Angel (Northern line)

Buses 55, 153 and 243 (City, West End and Waterloo)





DESCRIPTION

An impressive Victorian building constructed in 1890 from red rubbed bricks and an attractive timber frontage. Originally used as dining rooms, the property now comprises a self-contained office building.

Renowned architects Sergison Bates designed the interior and bespoke furniture in 1998, with further upgrades in 2015.

This unique building provides a mix of character from original features while being enhanced by more recent elements including exposed timber studs and plasterwork.

AMENITIES

- Architecturally designed interior
- Open plan office floors
- Meeting rooms
- Central heating
- Recessed power and data trunking
- Excellent natural daylight
- Double height in part
- Kitchens and breakout areas
- Shower & WCs
- Grade II listed building

NET INTERNAL FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	325	30.2
Second	270	25.1
First	336	31.2
Ground	398	37.0
L. Ground	453	42.1
Total	1,783	165.6

GIA	2,244	208.5
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TENURE

Freehold for sale with full vacant possession.

PRICE

£1,500,000

BUSINESS RATES

Per Annum	Per sq. ft.
£19,835	£10.75

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

FLOOR PLANS

Measured survey, PDF and DWG plans are available upon request.

EPC

Available upon request.

VAT

The property is not elected for VAT.

PLEASE CONTACT

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