

Showroom

2,358 sq. ft. / 219 sq. m.

**Prime Clerkenwell showroom opportunity – Q1 2026**

# 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



## DESCRIPTION

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

The upper floors will provide high quality office accommodation.

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

## AMENITIES

- Self-contained prominent showroom
- Brand new glazed 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
<b>Total</b>	<b>2,358</b>	<b>219.0</b>

## 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

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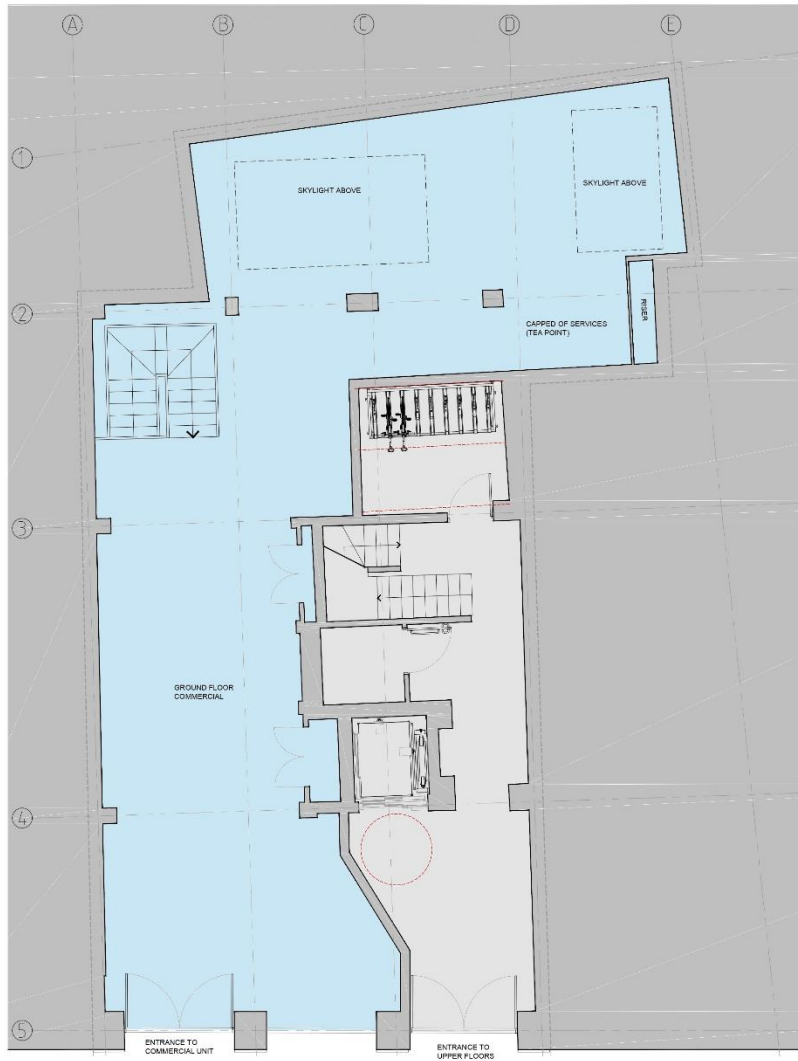
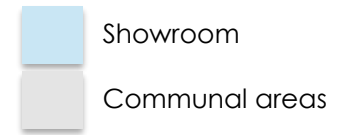
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## FLOOR PLAN



Ground Floor



Lower Ground Floor