

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

LOFT STYLE OFFICE IN PRIME CLERKENWELL LOCATION

1,100 SQ FT



71-73 ST JOHN STREET, LONDON EC1

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3RD FLOOR, 71-73 ST JOHN STREET, LONDON EC1M 4NJ

LOCATION	Situated on the west side of St John Street in between the junction with Clerkenwell Road and Charterhouse Street, and close to Smithfield Market, Farringdon station and the bars, restaurants and coffee houses of Clerkenwell.
DESCRIPTION	<p>Comprising the third (top) floor of a Grade II listed building, in mixed use.</p> <p>The ground floor is occupied by the unique Dans Le Noir restaurant, the first, second and third floors comprise both offices and residential accommodation.</p> <p>The property is a well proportioned, open plan space benefiting from an abundance of natural light, two WCs and separate kitchen.</p>
AREA	Third floor 1,100 sq ft/102.19 sqm <i>(all measurements are stated approx.)</i>
AMENITIES	Newly refurbished Original wooden floor LED feature lighting 2 WCs Kitchen Electric heating Access to flat roof (not designated as a roof terrace)
RENT	£44,000 per annum exclusive
RATES	We understand rates payable per annum are £13,348. Interested parties are advised to verify this.
SERVICE CHARGE	£low/tbc
USE	Offices
LEASE	A new lease is available directly from the Freeholder on terms to be agreed by negotiation.

VIEWING

Through sole agents

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