



## The Smokehouse

44-46 St. John Street, Barbican, London, EC1M 4DF

TO LET  
NEWLY REFURBISHED SELF-  
CONTAINED COURTYARD  
BUILDING IN THE HEART OF  
FARRINGDON  
SUITABLE FOR BUSINESS  
CLASS E

1,466 sq ft

(136.20 sq m)

- Engineered Timber Flooring
- Good Natural Light From The Front
- LED Lighting
- Wall Mounted Radiators
- Fitted Kitchenette
- Perimeter Trunking
- 1 x Shower

# The Smokehouse, 44-46 St. John Street, Barbican, London, EC1M 4DF

## Summary

Available Size	1,466 sq ft
Rent	£85,000 per annum
Rates Payable	£21,424 per annum
Service Charge	TBC
EPC Rating	Upon Enquiry

## Description

Set back off St. John Street within a Communal Courtyard, this former smoke house has been refurbished to a high standard offering perimeter trunking, 2 x WC, 1 x Shower, a fitted kitchenette and timber flooring. This self-contained building is arranged over 3 floors with a central staircase. The building maintains many of its period features that add a charming aspect to the property. Split into two spaces per floor, the property lend itself to both the creative user and those of a more traditional way of working.

## Location

This former smokehouse is situated in a quiet courtyard off St John Street, midway between Smithfield Market and Clerkenwell Road. Farringdon Underground Station is within easy walking distance.

## Accommodation

The accommodation comprises of the following:

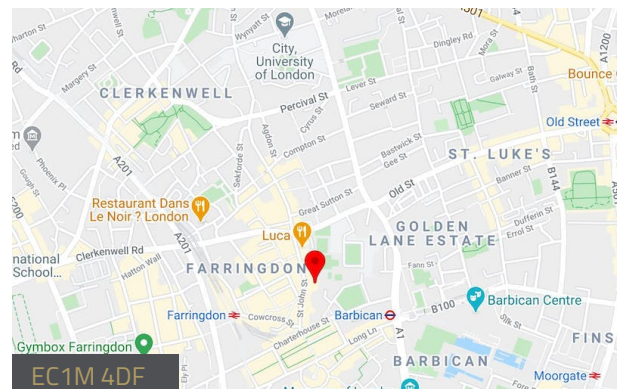
Name	sq ft	sq m	Availability
Ground	530	49.24	Available
1st	517	48.03	Available
2nd	419	38.93	Available
<b>Total</b>	<b>1,466</b>	<b>136.20</b>	

## Viewings

Strictly through Robert Irving Burns & joint agents Richard Susskind.

## Terms

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.



## Viewing & Further Information

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their