



TO LET

**Watchmaker Court,
33 St. John's Lane,
London, EC1M 4BJ**

1,894 sq ft

Prime Clerkenwell
location, versatile lower
ground floor premises



VIDEO TOUR

stirlingackroyd.com



Description

The available accommodation is arranged over the lower ground floor which provides a very versatile open-plan workspace with carpeted floors, great ceiling height, open-plan layout with minimal columns and potential for subdivision / meeting rooms etc.

Floor to ceiling windows overlooking two light wells to the front do provide some natural light and could be enhanced with planting and supplementary lighting.

Location

The building is at the heart of Farringdon and Clerkenwell's vibrant food and beverage scene. The area features Michelin star restaurants, stylish cocktail bars and industry leading coffee shops. Renowned for being home to the latest food trends, the area offers a different experience for every occasion.

Farringdon Station is just a short walk away and offers excellent travel connections across London.

Key points

- Lower ground floor - 1,894 square feet
- Digitally dressed images showing furnished potential
- Tenants lounge with coffee facilities
- Could suit alternative uses
- Excellent ceiling height
- Two light wells to the front
- Two lifts
- Showers, bike storage and private WCs





Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£17.66 per sq ft
Service Charge	£11.50 per sq ft
VAT	To be confirmed
EPC	On application

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
07947728313
hmann@stirlingackroyd.com



Joe Harris
020 3967 0103
07809091305
jharris@stirlingackroyd.com

Rachel Kiddie
020 3967 7628
rkiddie@stirlingackroyd.com

Joint Agents

Susskind. (Joint Agent)
Richard Susskind (Joint Agent)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 13/11/2023