

Watchmaker Court

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

Prime Clerkenwell showroom

980 sq ft
(91.04 sq m)

- Tenants lounge with coffee facilities
- Showroom with valuable window frontage
- Excellent ceiling height
- Exposed services

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

Description

The available accommodation is arranged ground which is accessed via the communal lobby at Watchmaker Court. All occupiers benefit from use of the tenants lounge including the coffee facilities.

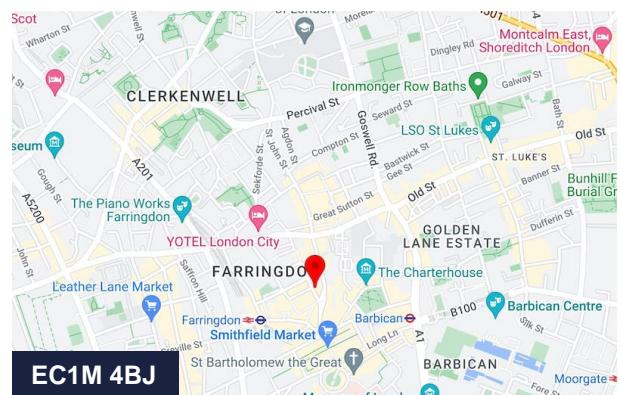
Unit 1 benefits from excellent ceiling height, open plan space with valuable window frontage to St Johns Lane which is a prime location for showroom occupiers. The space is modern uniform configuration with exposed services, floor to ceiling glazing and currently carpeted flooring.



Location

The building is at the heart of Farringdon and Clerkenwell's vibrant food and beverage scene. The area features Michelin starred 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



Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground – Unit 1	980	91.04	Available
Total	980	91.04	

Specification

Tenant lounge on the ground floor

Open-plan floor with generous ceiling heights

Exposed services

Four pipe fan coil air-conditioning system

Internal secure cycle storage for up to 24 bicycles (by arrangement)

Viewings

via appointment by Stirling Ackroyd or joint agents Richard Susskind

Terms

New lease by negotiation

Summary

Available Size	980 sq ft
Rent	£65 per sq ft
Rates Payable	£17.66 per sq ft
Service Charge	£11.50 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information

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