Farringdon 52-54 St John Street ECIM 4HF

Plug & Play Stylish New Farringdon Office Space That Can Be Available on a Managed Basis

For Rent 1,363 ft<sup>2</sup>

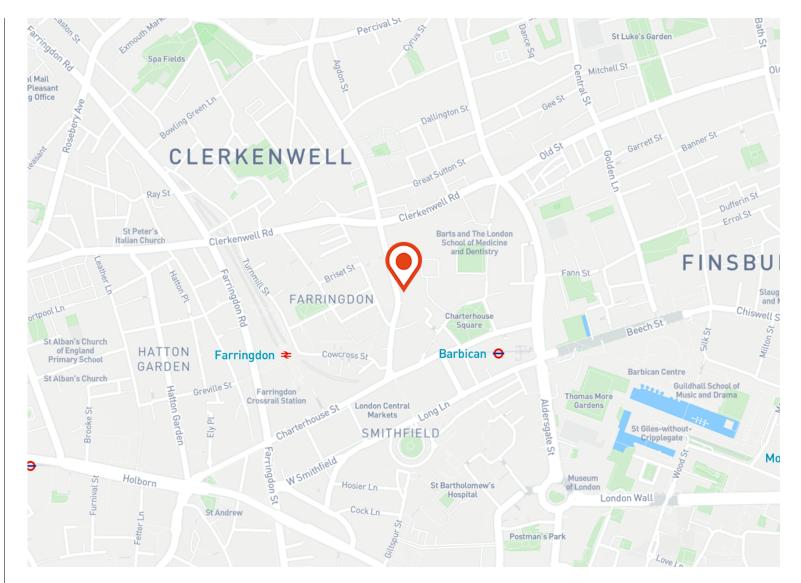
020 7101 2020 compton.london



Farringdon 52-54 St John Street EC1M 4HF

Plug & Play Stylish New Farringdon Office Space That Can Be Available on a Managed Basis

For Rent 1,363 ft<sup>2</sup>



#### Location

52–54 St John Street is situated in the heart of Farringdon providing easy access to a wide variety of retail, shops, cafés, bars and restaurants such as the new Trattoria Brutto, Luca, the St John Restaurant and Smiths of Smithfield.

The building is also well connected within walking distance to both Underground and National Rail stations, further improved by the arrival of the Elizabeth Line at Farringdon station.

Farringdon 52-54 St John Street EC1M 4HF

Plug & Play Stylish New Farringdon Office Space That Can Be Available on a Managed Basis

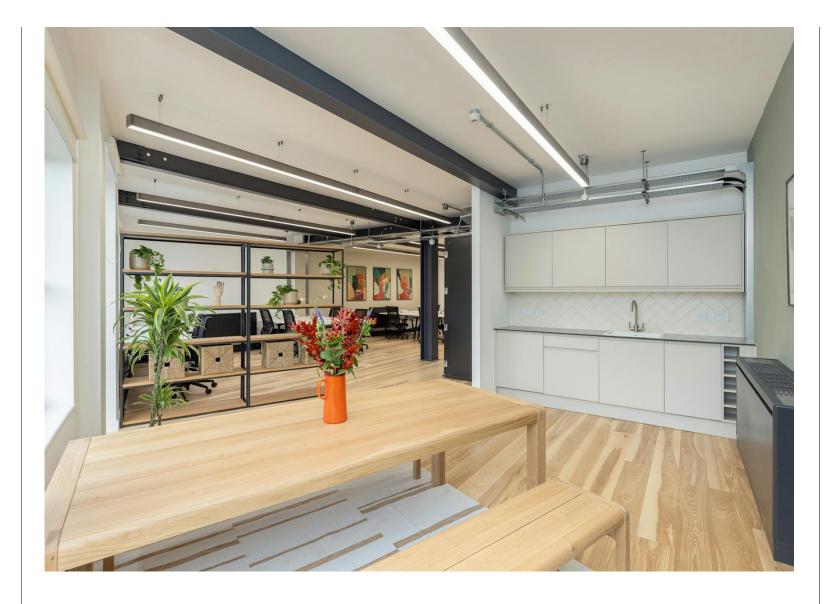
For Rent 1,363 ft<sup>2</sup>



Farringdon 52-54 St John Street EC1M 4HF

Plug & Play Stylish New Farringdon Office Space That Can Be Available on a Managed Basis

For Rent 1,363 ft<sup>2</sup>



Farringdon 52-54 St John Street EC1M 4HF

Plug & Play Stylish New Farringdon Office Space That Can Be Available on a Managed Basis

For Rent 1,363 ft<sup>2</sup>















Farringdon 52-54 St John Street EC1M 4HF

Plug & Play Stylish New Farringdon Office Space That Can Be Available on a Managed Basis

**For Rent** 1,363 ft<sup>2</sup>

#### **Amenities**

- Fully Fitted & Furnished
- **-** Desks x16-18
- Meeting Room x1
- Strip & Pendant LED Lighting
- VRV Comfort Cooling
- Kitchenette
- Views over the Charterhouse
- **-** Secure bike storage
- Showers x3
- Approximate Business Rates figure

#### **Description**

52-54 St John Street occupies a prime Farringdon position and provides newly refurbished fitted workspace ready for an occupier to take their place.

The available accommodation is on the 3rd floor, providing a 1,363 sq ft fully fitted office. The space has been finished to a high specification, with excellent natural light providing the ideal work environment.

Farringdon 52-54 St John Street EC1M 4HF

Plug & Play Stylish New Farringdon Office Space That Can Be Available on a Managed Basis

**For Rent** 1,363 ft<sup>2</sup>

#### Content

Watch the film



View on Website



Farringdon 52-54 St John Street EC1M 4HF

Plug & Play Stylish New Farringdon Office Space That Can Be Available on a Managed Basis

**For Rent** 1,363 ft<sup>2</sup>

### Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
4th	1,340	£67.50	£16.87	£12.36	£96.73	£10,801.52	£129,618.20	Let
3rd	1,363	£67.50	£15.96	£13	£96.46	£10,956.25	£131,474.98	Under Offer
2nd	1,347	£67.50	£17.18	£12.36	£97.04	£10,892.74	£130,712.88	Let
1st - Fully Fitted & Furnished	1,320	£72.50	£22	£12.36	£106.86	£11,754.60	£141,055.20	Let
Total	5,370	£68.75	£18	£12.52	£99.27	£44,405.11	£532,861.26	

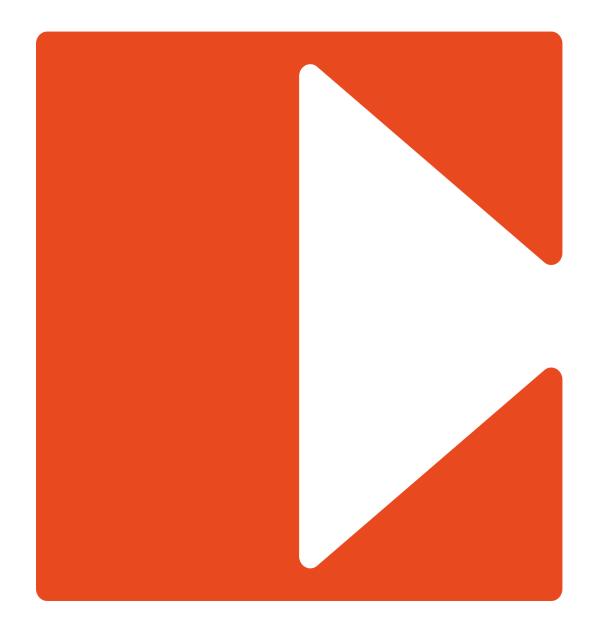
#### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Sonia Oberoi so@compton.london +44 (0) 7483 882 598

Michael Raibin mr@compton.london 07880 795 679

Andy Gilbert ag@compton.london 07833993714



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 16/10/2024