

# Compton

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## Farringdon

The Sans  
20 St John's Square  
EC1M 4AH

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Last fitted & furnished space in a reimagined 1960's office block, set in a private courtyard setting within the heart of Farringdon

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**For Rent**  
2,701 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## Location

The property is located directly adjacent to the historic St John's Gate, where the flank wall of this ancient building directly addresses the private courtyard of The Sans itself.

The Sans is situated on St John's Square and also leads onto St John's Lane and Briset Street, which is located just south of Clerkenwell Road and a very short walk to Smithfield Market and Farringdon station.

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## Amenities

- High profile building directly addressing St John's Square
- Private courtyard setting
- Newly modelled reception lobby
- Part 3rd Floor now delivered at fully Fitted & Furnished (CAT A+)
- Superb natural daylight
- Wood flooring to 4th floor
- New air-conditioning
- Exposed concrete down stand beams and floor columns
- Modern contemporary lighting system throughout
- Self-contained WC accommodation
- Two passenger lifts
- Bike & shower facilities

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## Description

A reimagined former 1960's office block set within a private courtyard setting and located within the heart of Farringdon.

The property has been subject to a full redevelopment by our clients - Nuveen Real Estate, who have appointed Buckley Gray Yeoman Architects to deliver an outstanding office building comprising of circa 38,000 Ft<sup>2</sup>.

The last remaining spaces are available on the entire 2nd floor of 7,296 Ft<sup>2</sup> in open plan CAT A condition and the Part 3rd Floor of 2,701 Ft<sup>2</sup> of the Fitted & Furnished (CAT A+) space. This totals 9,997 Ft<sup>2</sup>.

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## Terms

A new full repairing & insuring lease(s) for a term by arrangement

## Developer

Nuveen Real Estate

## Architects

Buckley Gray Yeoman Architects

## Local Authority

London Borough of Islington

## Possesion

Immediately available

## Leasing Policy

Available on a floor by floor basis

## Listed Status

Not Listed

## BREEAM



## Content

Watch the film



Watch the film



View on Website



Target - Excellent

## WiredScore

Target - Gold

## Part 3rd Floor - Fitted & Furnished (CAT A+)

Schedule of Accommodation:

Hold Area x1  
Desks x23  
10P Meeting Room x1  
4P Meeting Room x1  
Soft Seating Area x1  
Zoom Rooms x2  
Teapoint Breakout x1  
Print Area x1  
Comms Area x1

## 3rd Floor Interior Fit Out

Peldon Rose

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## Floor Areas & Outgoings

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The accommodation is proposed to comprise of the following, but is to be used for guidance purposes only, which may be subject to change

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd - Fitted & Furnished (CAT A+)	2,701	£92.50	£25	£14.56	£132.06	£29,724.51	£356,694.06	Available
2nd - Open Plan (CAT A)	7,296	£77.50	£25	£14.56	£117.06	£71,172.48	£854,069.76	Under Offer
Total	9,997	£85	£25	£14.56	£124.56	£100,896.99	£1,210,763.82	

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## Contact Us

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

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Josh Perlmutter  
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