

# Compton

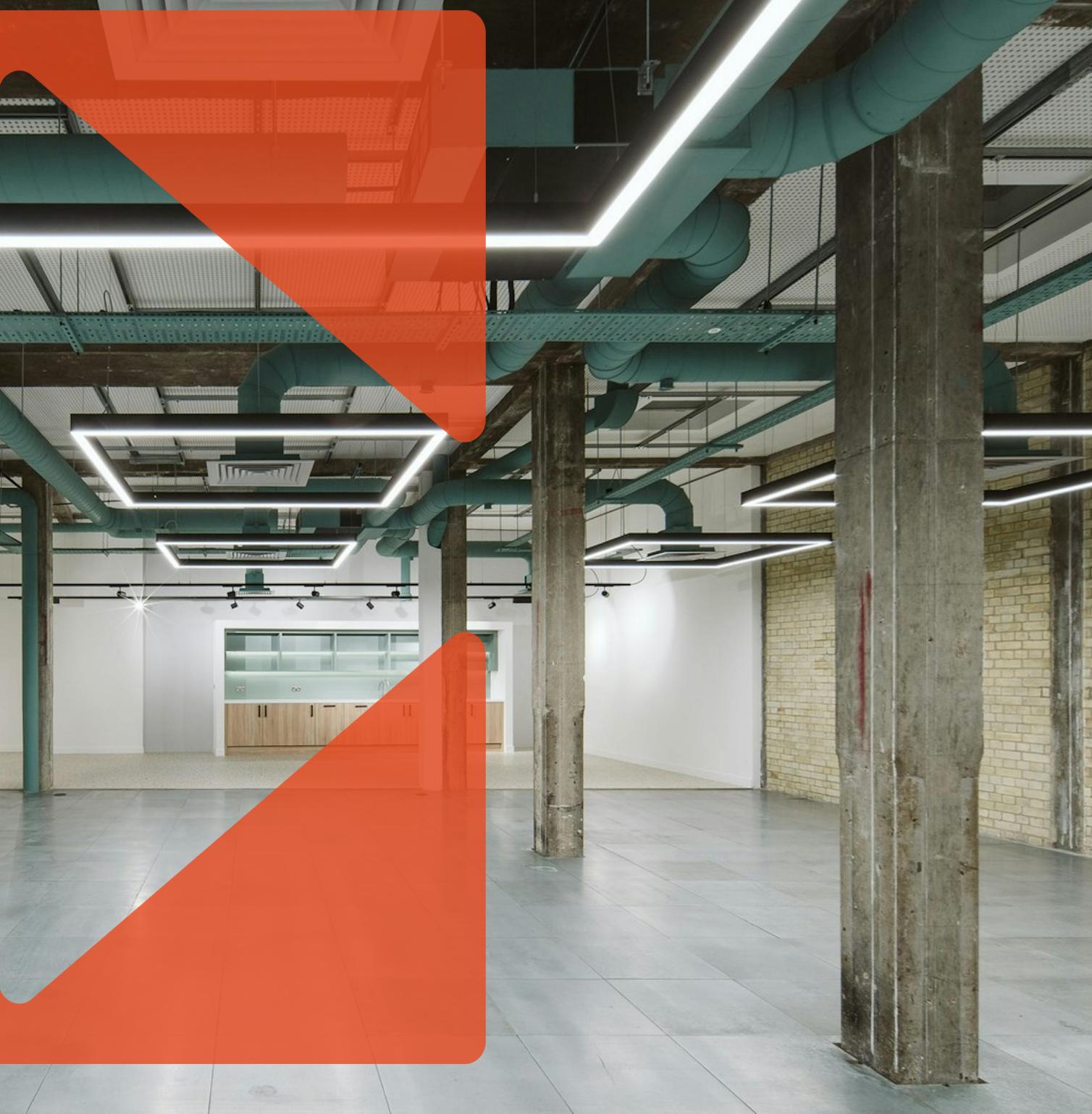
**Clerkenwell**

68 St. John Street  
EC1M 4DT

Newly refurbished, self-contained,  
ground & lower ground floors  
available in the centre of London's  
Clerkenwell village

**For Rent**  
6,797 ft<sup>2</sup>

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



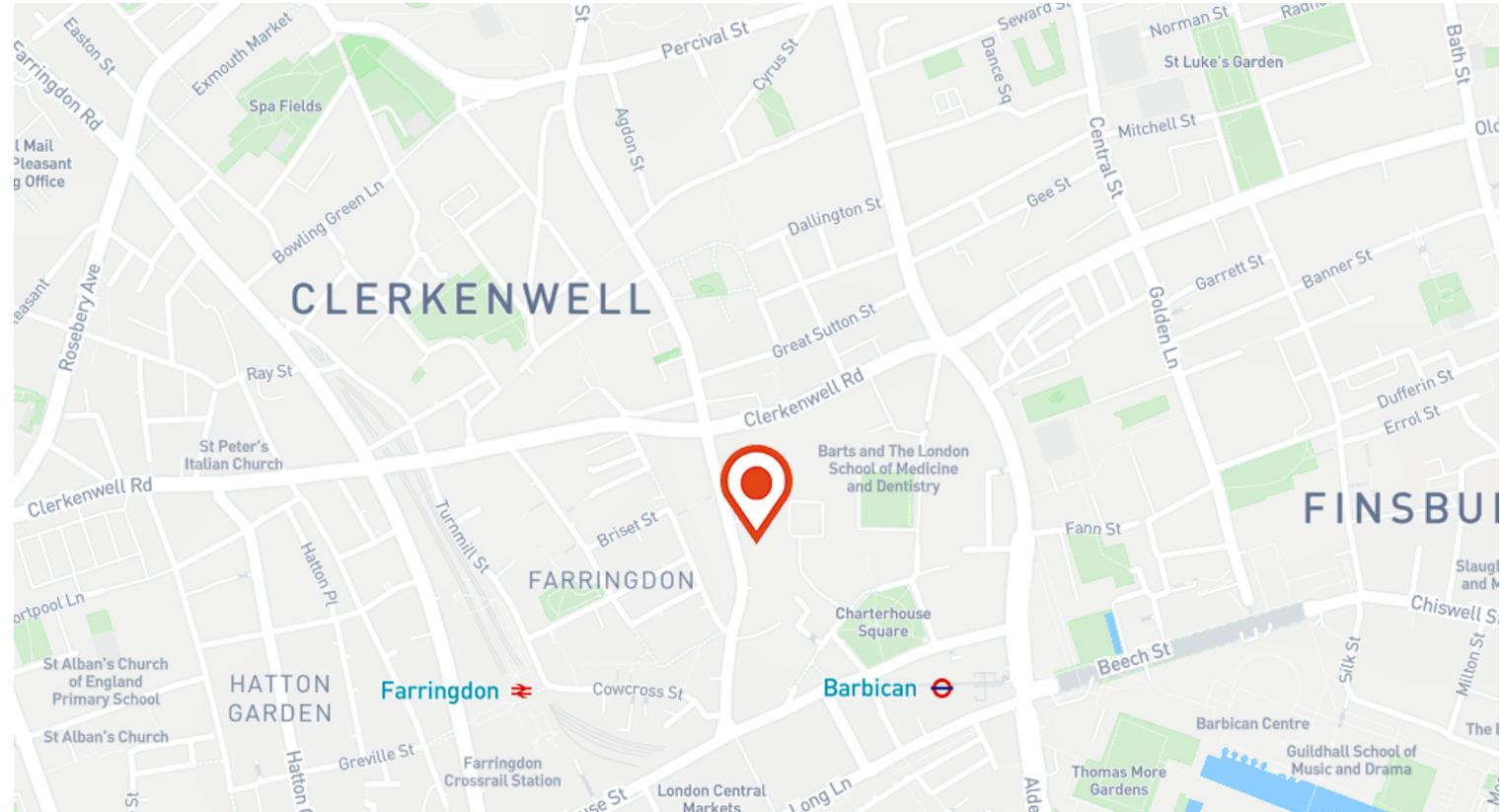
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## Location

Farringdon is exceptionally connected through its station, which is one of four interchanges in London where passengers can access national rail links (via Thameslink), London Underground services (Metropolitan, Circle and Hammersmith & City) and The Elizabeth Line (once complete). Opened in 1863, Farringdon Station claims to be the oldest underground metro station in the world, but perhaps more impressive is the estimation that a quarter of England's population can reach Farringdon within 45 minutes.

Within the very close vicinity there are two infamous markets, Leather Lane and Whitecross as well as an abundance of supermarkets, providing a plethora of food options only minutes from the office.

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Main Space

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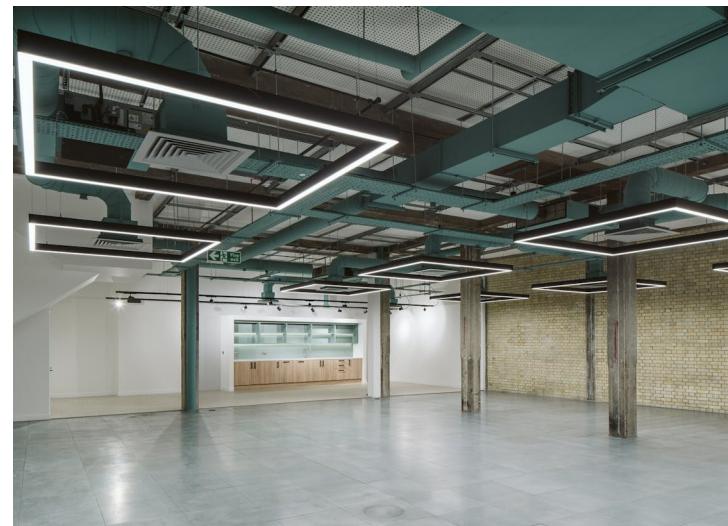
Kitchen

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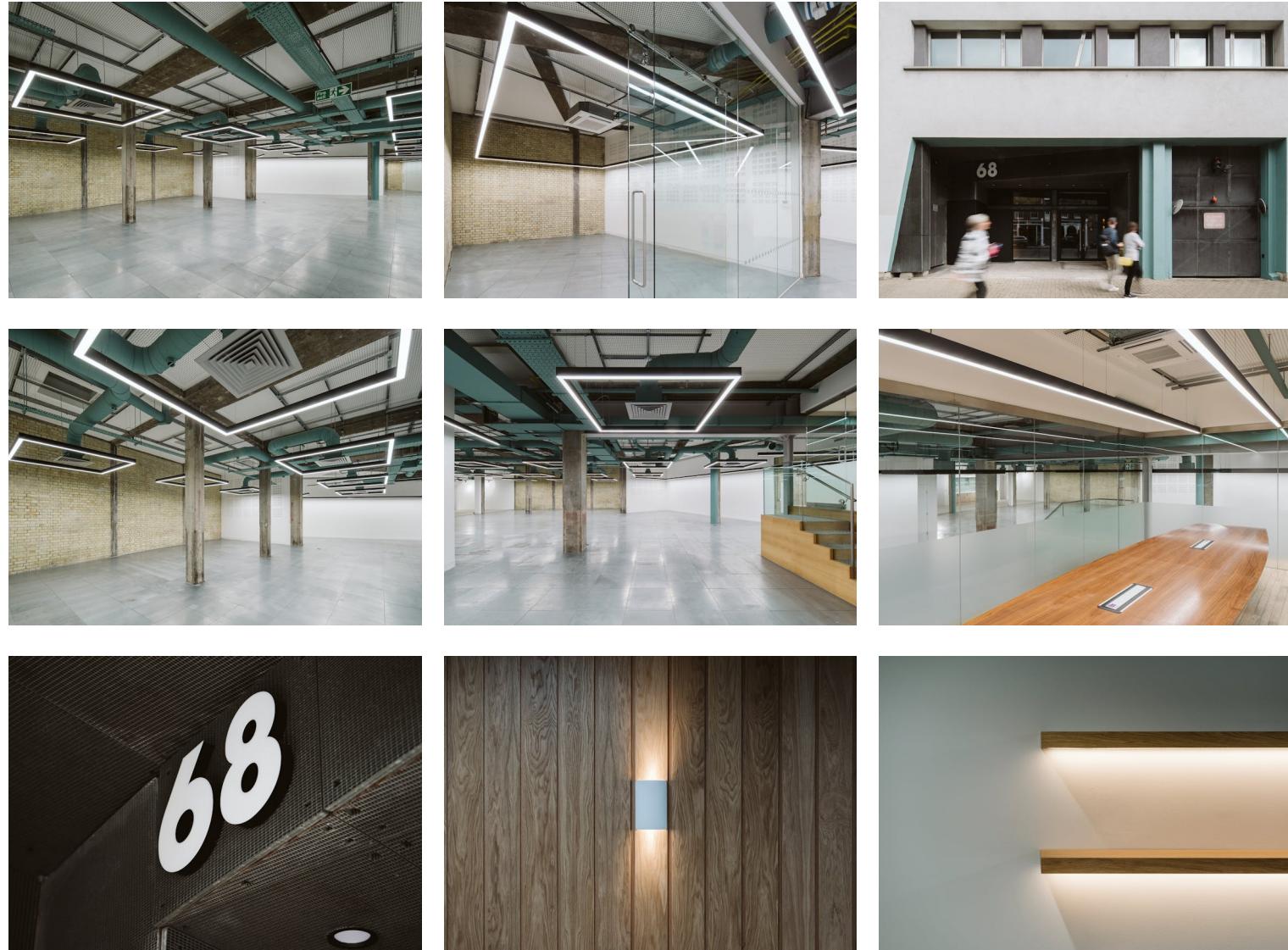


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### Amenities

- New extensive refurbishment
- Expansive floorplate
- Offered partially fitted
- Very generous floor to ceiling heights
- Self contained ground and lower ground
- Ideal for showroom and office occupiers
- Brand new modern lighting and air conditioning
- Remodelled entrance

### Description

This desirable area of Farringdon is now offering high-end, newly refurbished office floors, spread across the ground and lower ground of 68 St John Street. With large recessed glazing, on a street with high footfall, this unit will be an exceptionally impressive showroom or office floor, providing a multitude of options for any potential occupier. Any occupier here will be able to add their own branding on the building, as well as on the glass frontage, adding that extra bit of quality to the new office.

With such phenomenal ceiling height and the expansive floorplate, the entry experience for any clients visiting the building is made unforgettable. The renowned designers and architects involved have maximised the existing character of the building with exposed concrete columns, beams and services, whilst adding a refreshing modern theme.

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## Content

Watch the film



View on Website



## Developer

Tamares Real Estate

## Tenure

Leasehold

## Lease Term

New full repairing & insuring lease available for a term by arrangement  
direct from the Landlord

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional  
costs incurred in the transaction

## Local Authority

The London Borough of Islington

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## Floor Areas & Outgoings

The accommodation comprises of the following:

Name	Size	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground	5,419 sq ft	5,419	£57.50 /sq ft Approx.	£12 /sq ft	£5 /sq ft	£33,642.96	£403,715.50	Under Offer
Lower Ground	1,378 sq ft	1,378	£57.50 /sq ft Approx.	£12 /sq ft	£5 /sq ft	£8,555.08	£102,661	Under Offer
Total		6,797				£42,198.04	£506,376.50	

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## Contact Us

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

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