

# Compton

## Farringdon

3-5 St. John Street  
EC1M 4AA

Newly refurbished office suite(s)  
available for rent in the heart of  
Farringdon, only a short walk from  
Farringdon Station

### For Rent

700 ft<sup>2</sup>

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



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## Location

Farringdon Station, which is within 5 minutes' walk from the building will soon become one of London's main transport hubs, with Crossrail, Thameslink and London Underground all passing through it.

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Building Exterior

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Main Office Space

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## Amenities

- Newly refurbished office floor(s) available for rent
- Excellent natural daylight
- Openable windows for natural ventilation
- Timber flooring throughout
- Modern suspended lighting
- Fantastic floor to ceiling heights
- Perimeter trunking
- Fitted with kitchenette
- Self-contained access
- Demised WC's

## Description

The building is located on the east side of St John Street between Charterhouse Street and Clerkenwell Road, within close proximity of the historic Smithfield Market and is well serviced by all the fashionable bars and restaurants.

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## Content

[View in Virtual Reality](#)



[Watch the film](#)



[View on Website](#)



## Terms

New flexible full repairing and insuring lease(s) for a term by arrangement direct from the Landlord

## Landlord

GMS Estates

## VAT

The property is elected for VAT

## Possession

Available

## Local Authority

The London Borough of Islington

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## Floor Areas & Outgoings

The accommodation comprises of the following:

Floor/Unit	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
2nd	700	£59.50 per sq ft	£14.53 /sq ft	£4.17 /sq ft	£4,561.67	£54,740	Under Offer
1st	700	£59.50 per sq ft	£14.53 /sq ft	£4.17 /sq ft	£4,561.67	£54,740	Let
Total	1,400				£9,123.34	£109,480	

# Compton

## Contact Us

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

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