

# 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)



# 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>



## 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.



# 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)



Building Exterior

# 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>





# 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>



# 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 ft²

---

## 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.

---

## 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>

---

## 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

# 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>

## 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 —

Joshua Miller  
[jm@compton.london](mailto:jm@compton.london)  
07917 725 365

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07833993714

Samantha-Jo Roberts  
[sr@compton.london](mailto:sr@compton.london)  
07704343032



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

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, EC1V 4JJ  
Generated on 26/01/2024