

Compton

Clerkenwell

42 St. John's Square
EC1M 4EB

Newly refurbished, architecturally
inspiring office space and brilliantly
positioned near Farringdon Station
in prime Clerkenwell

For Rent

7,941 to 17,144 ft²

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Location

Positioned prominently in the northern quarter of St John's Square, 42 St John's Square commands attention. This location, rich in history and innovation, is surrounded by leading companies, making it a vibrant hub for business. The square itself, born from a humanitarian institution, has evolved through industry and is now a thriving center for contemporary business.

Just a short walk from Farringdon Station, the building offers unparalleled connectivity. Farringdon is a crucial interchange for the London Underground, Thameslink, and the new Elizabeth Line, providing quick links to the West End, Heathrow Airport, and beyond. This connectivity positions No.42 as a central node in London's design and creative industries network.

The building also benefits from its proximity to some of EC1's finest amenities. Tenants have easy access to a plethora of top-tier restaurants, bars, hotels, gyms, and pubs, enhancing the work-life balance and offering excellent options for client entertainment and team outings. This dynamic neighbourhood ensures that both work and leisure are catered to, making 42 St John's Square an ideal location for forward-thinking businesses.

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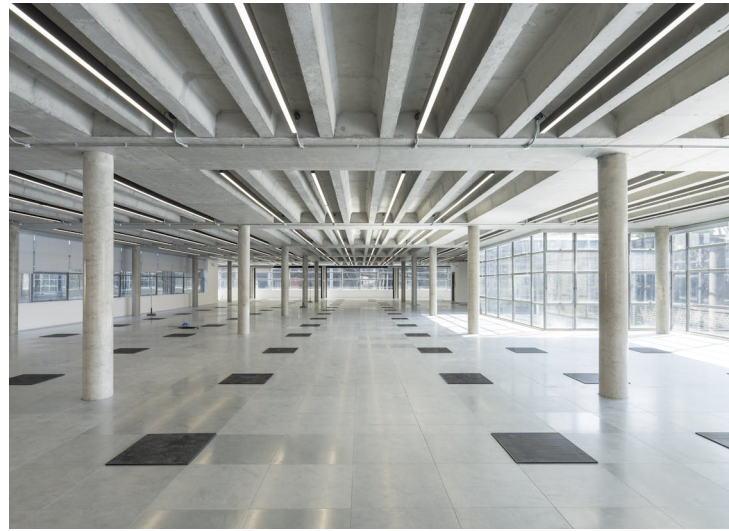


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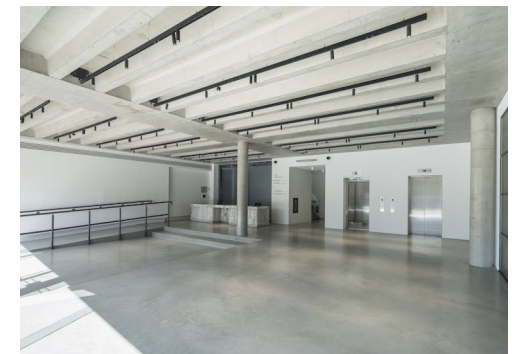
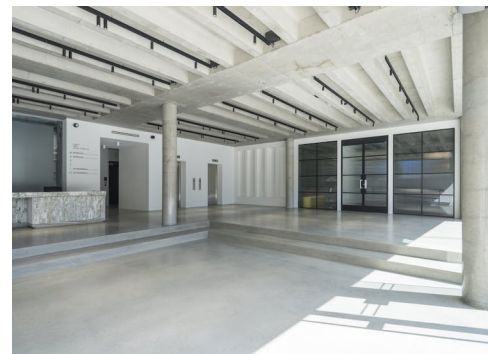
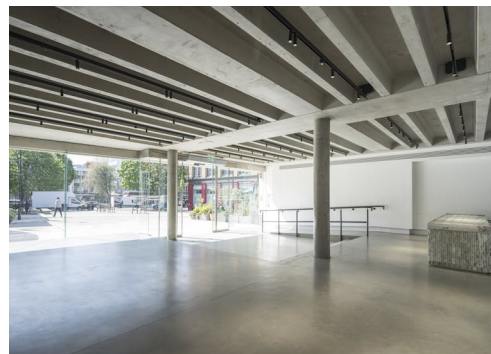
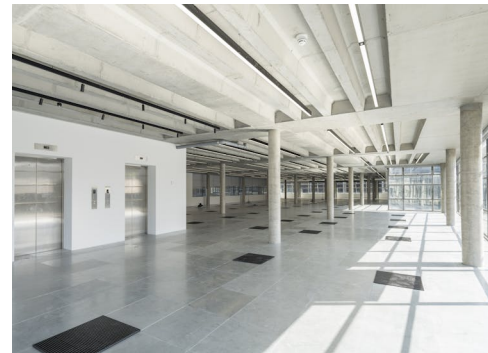
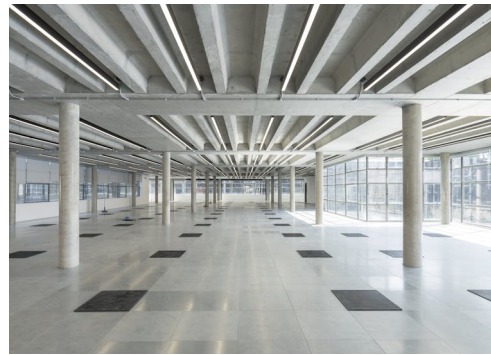


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Amenities

- Comprehensive architectural refurbishment throughout
- CAT A finish throughout to a high quality standard
- Private demised terrace on 3rd floor, together with communal terrace of 4th floor
- Superb natural daylight from multiple window elevations
- Fully accessible metal tiled raised flooring
- New modern suspended LED light fittings
- Underfloor air conditioning system
- Newly landscaped communal rear courtyard
- Generous floor to ceiling heights
- Feature exposed concrete soffit ceilings
- New WCs and Shower facilities
- Passenger lifts x2
- Fully DDA compliant
- Bike racks

Description

42 St John's Square presents a remarkable opportunity to lease premier office space in the heart of Clerkenwell. Meticulously refurbished to the highest standards, this building effortlessly merges contemporary amenities with historical elegance, creating an inspiring environment for businesses to thrive.

The architecture harmonises modern sleekness with historic charm, featuring high ceilings and expansive windows that create a bright and spacious atmosphere. Every detail of the refurbishment speaks to quality and sophistication. The CAT A finish, modern light fittings, and feature concrete soffit set a new standard in office design. The remodelled reception lobby exudes professionalism and warmth, making a striking first impression. Recent successful leases to Vayner Media and Narbutas highlight the building's appeal, leaving only the distinguished 2nd and 3rd floors available.

The available spaces span a total of 17,144 Ft², with the 3rd floor offering 7,941 Ft² that includes a private roof terrace, and the 2nd floor offering 9,203 Ft² with access to a communal terrace on the 4th floor. Upon exiting the lift, one is greeted by a breath-taking elevation of windows, flooding the space with natural light and offering unobstructed views south across St John's Square towards St Paul's Cathedral.

Architectural excellence extends to the building's amenities. Underfloor air conditioning ensures comfort, while the new WC's and shower facilities, self-contained within each floor's demise, provide convenience and privacy. The building is fully DDA compliant, accommodating all potential tenants. A private courtyard at the rear of the property offers a serene escape within the urban landscape.

42 St John's Square is more than a workspace; it's a statement. It beckons forward-thinking companies across sectors—architectural, tech, creative, media, professional, and beyond—offering a prestigious and dynamic environment where creativity and business excellence can flourish.

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Content

Watch the film



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View on Website



Viewings

Strictly via sole agents

Terms

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

Local Authority

The London Borough of Islington

VAT

The building is elected for VAT

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Floor/Unit	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	7,941	£85	£25	£10	£79,410	£952,920	Available
2nd	9,203	£82.50	£25	£10	£90,112.71	£1,081,352.50	Available

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Contact Us

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

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