

Compton

*For Rent*  
42 St. John's Square  
Clerkenwell EC1



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

**For Rent**

42 St. John's Square  
Clerkenwell EC1M

**Size**

9,203 Ft<sup>2</sup>

**Rent**

£82.50 per sq ft

**Fitout**

Not Fitted

**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



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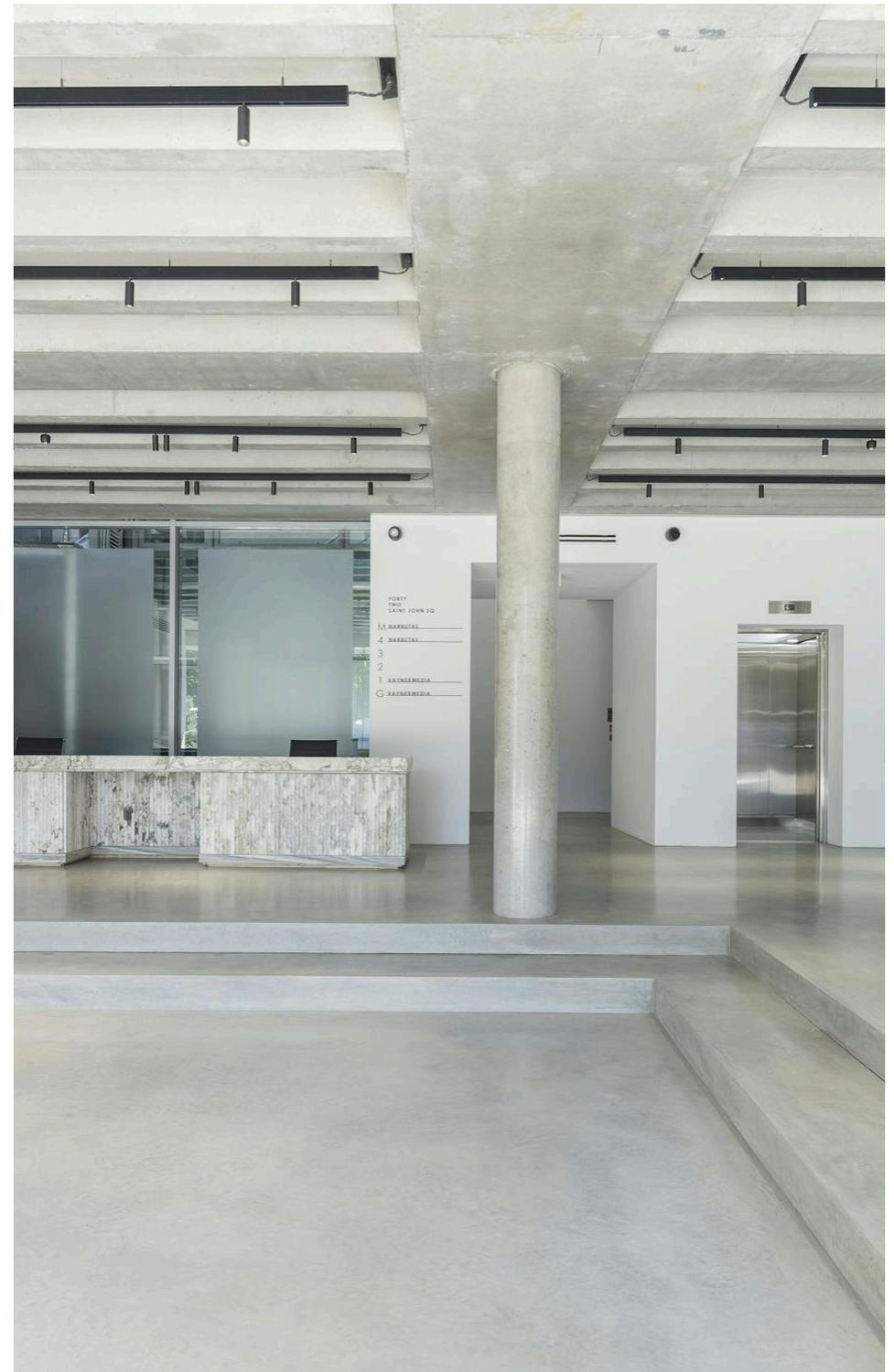
**Fitout**

Not Fitted

**Description**

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.



*For Rent*

42 St. John's Square  
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*External*

**Size**

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Not Fitted



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For Rent

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Communal roof terrace



*For Rent*

42 St. John's Square  
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*Internal*



*View*



## For Rent

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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.



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Internal

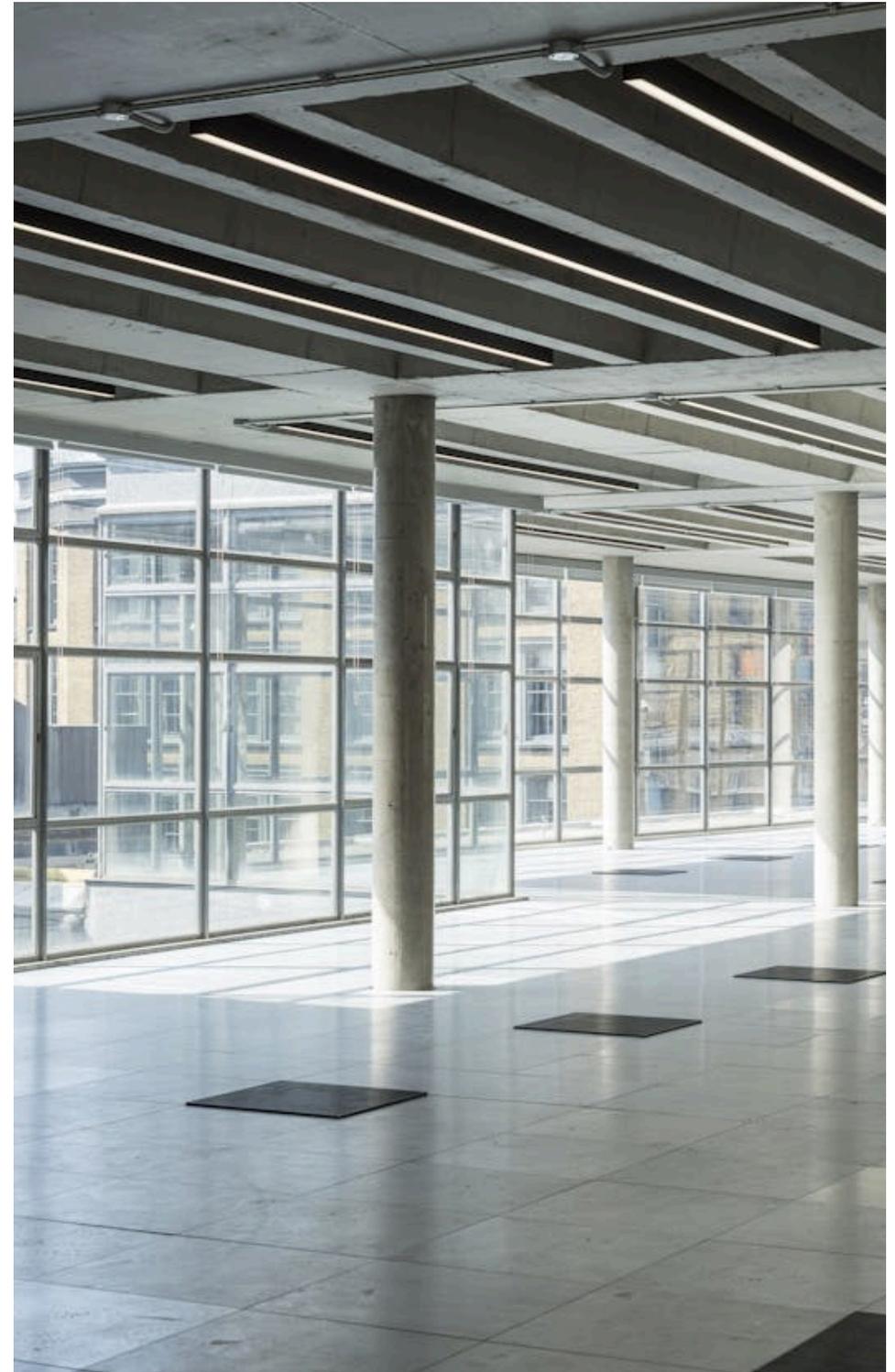
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## Amenities

- Comprehensive architectural refurbishment throughout
- CAT A finish throughout to a high quality standard
- Large communal terrace
- 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

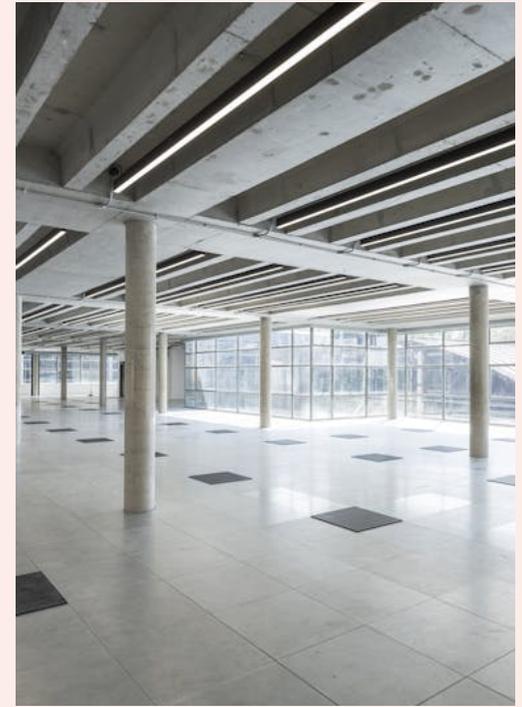


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*Internal*



*3rd Floor - Terrace*

For Rent

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Availability

Floor/Unit	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
2nd	9,203	£82.50	£25	£10	£90,112.71	£1,081,352.50	Let

## For Rent

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## Terms

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

## Content

Watch the Film  
(click button)



## Local Authority

The London Borough of Islington

## VAT

The building is elected for VAT

## Tenure

New Lease

## Availability

Available Immediately

## Legal Costs

Each party to bear their own costs

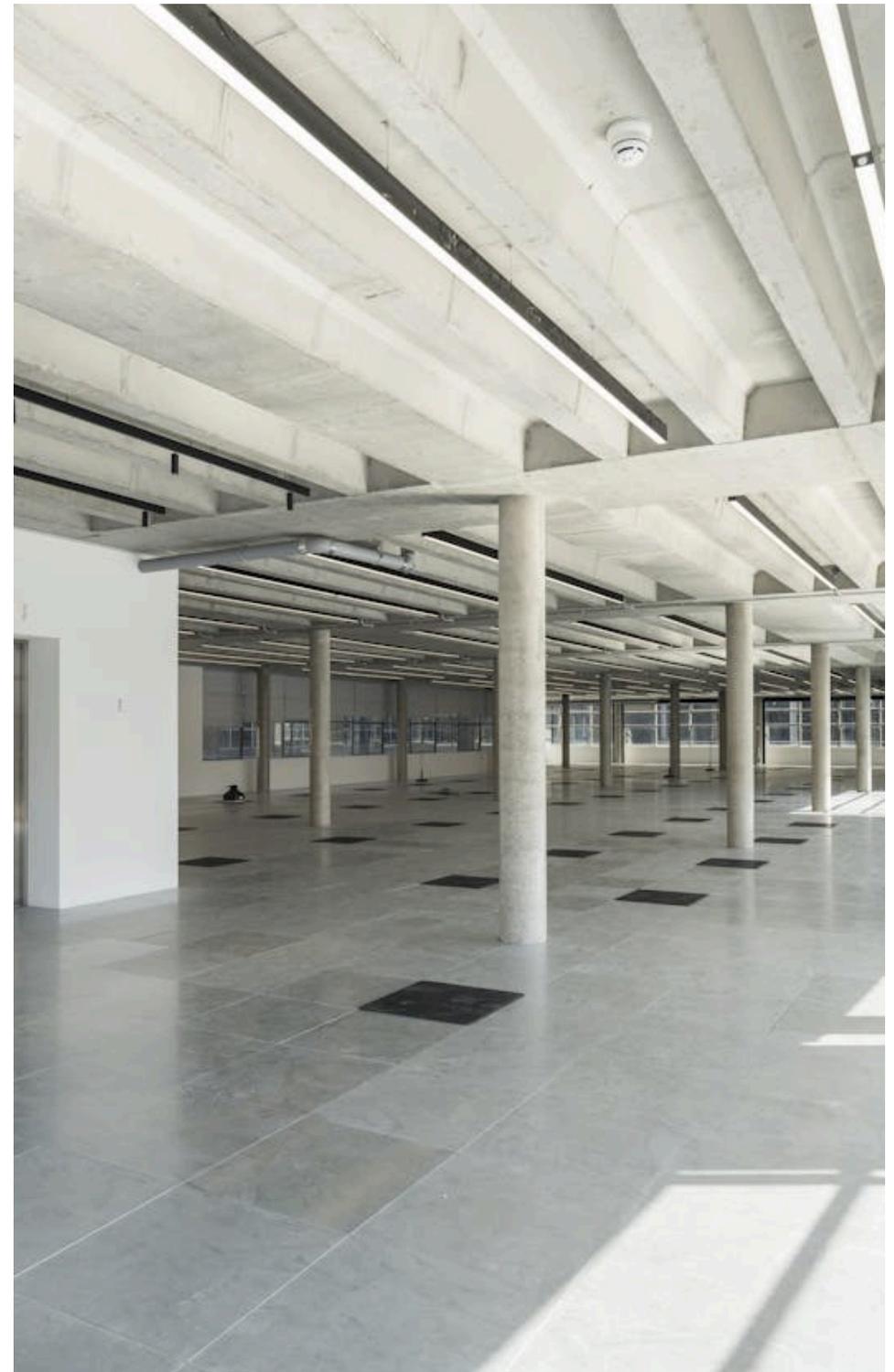
## VAT

Applicable. The property is elected for VAT

## Compton Concierge

Want your workspace *managed?*

Find out more



Contact Us

compton.london

020 7101 2020

enquiries@compton.london

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



**Josh Perlmutter**

jp@compton.london

0207 101 2020 | 07814 699 096



**Shaun Simons**

ss@compton.london

0207 101 2020 | 07788 423131