

# Compton



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## Clerkenwell

Paramount Building  
206-212 St John Street  
EC1V 4JY

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Rarely Available - Newly  
Refurbished Prime Clerkenwell  
Office / Showroom With Direct  
Access from St John Street

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**For Rent**  
6,293 ft<sup>2</sup>

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## Location

The Paramount Building is situated on St John Street north of Clerkenwell Road between Angel Islington and Smithfield Market with direct access to all local vibrant bars and restaurants.

The location offers excellent access to the City and West End via local transport links from Farringdon, Angel and Barbican Underground / National Rail Stations.

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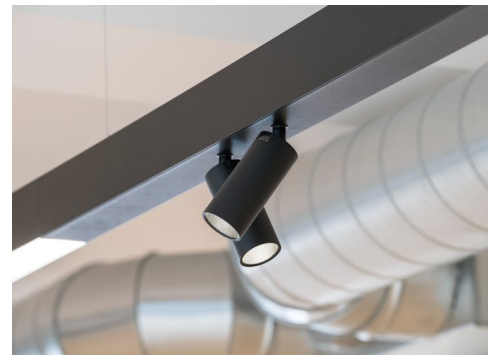
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## Amenities

- Could be ideal for creative office or showroom
- Generous Street Frontage of 20.35m approx
- Own front door direct from St John Street and rear access from Agdon Street
- Rear street access from Agdon Street
- Self-contained WCs
- Good floor to ceiling heights
- Superb natural daylight
- Wood block raised flooring
- New LED lighting
- New air-conditioning
- Skylights
- Loading bay doors to the rear
- Car parking spaces available by arrangement
- Short walk to Farringdon station

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## Description

Built in 1936–8 by the builders John Laing & Son Ltd, and designed by Culpin & Son the building was constructed in Red brick and called Wigton House, it was occupied for manufacturing and warehousing by a variety of companies including Scholl the foot ware company, a brand started by podiatrist William Mathias Scholl in 1906.

In the late 1990s Wigton House was converted to apartments by Warner Lofts and renamed 'The Paramount Building'. The building was glamorised with white painted render and glass balconies while the top three floors have spectacular roof terraces with Skyline views of most well-known London Landmarks. It now houses 32 outstanding 1, 2 and 3 bedroom loft apartments with most having secure underground parking.

The office space is located on the ground floor and benefits from a generous frontage along the majority of the main elevation to St John Street. It also has a frontage to the rear at Agdon Street.

The offices are being completely overhauled and is currently under refurbishment to include; new air-conditioning, lighting, WCs, flooring, skylights and redecoration.

Possession immediately available.

There is also an apartment on 3rd floor that our client previously used for their offices, but technically it holds a residential use.

The offices and apartment do not need to lease both together, but this can be done if required.

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## Content

Watch the film



View in Virtual Reality



View on Website



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## Terms

New full repairing & Insuring lease for a term by arrangement

## Local Authority

London Borough of Islington

## Listed status

Not Listed



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## Floor Areas & Outgoings

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The premises benefits from its own front door directly from St John Street and there is NO Service Charge for the commercial

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Ground - Generous Frontage	6,293	£59.50	£15.89	n/a	£75.39	£39,535.77	£474,429.27	Available
Total	6,293	£59.50	£15.89		£75.39	£39,535.77	£474,429.27	

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## Contact Us

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

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