

Compton

Farringdon

2-5 St. John's Square
EC1M 4DE

Fully fitted 'Plug & Play' duplex
office floors available for rent short
term via an Assignment in the heart
of Farringdon.

For Rent
2,928 ft²

020 7101 2020
compton.london



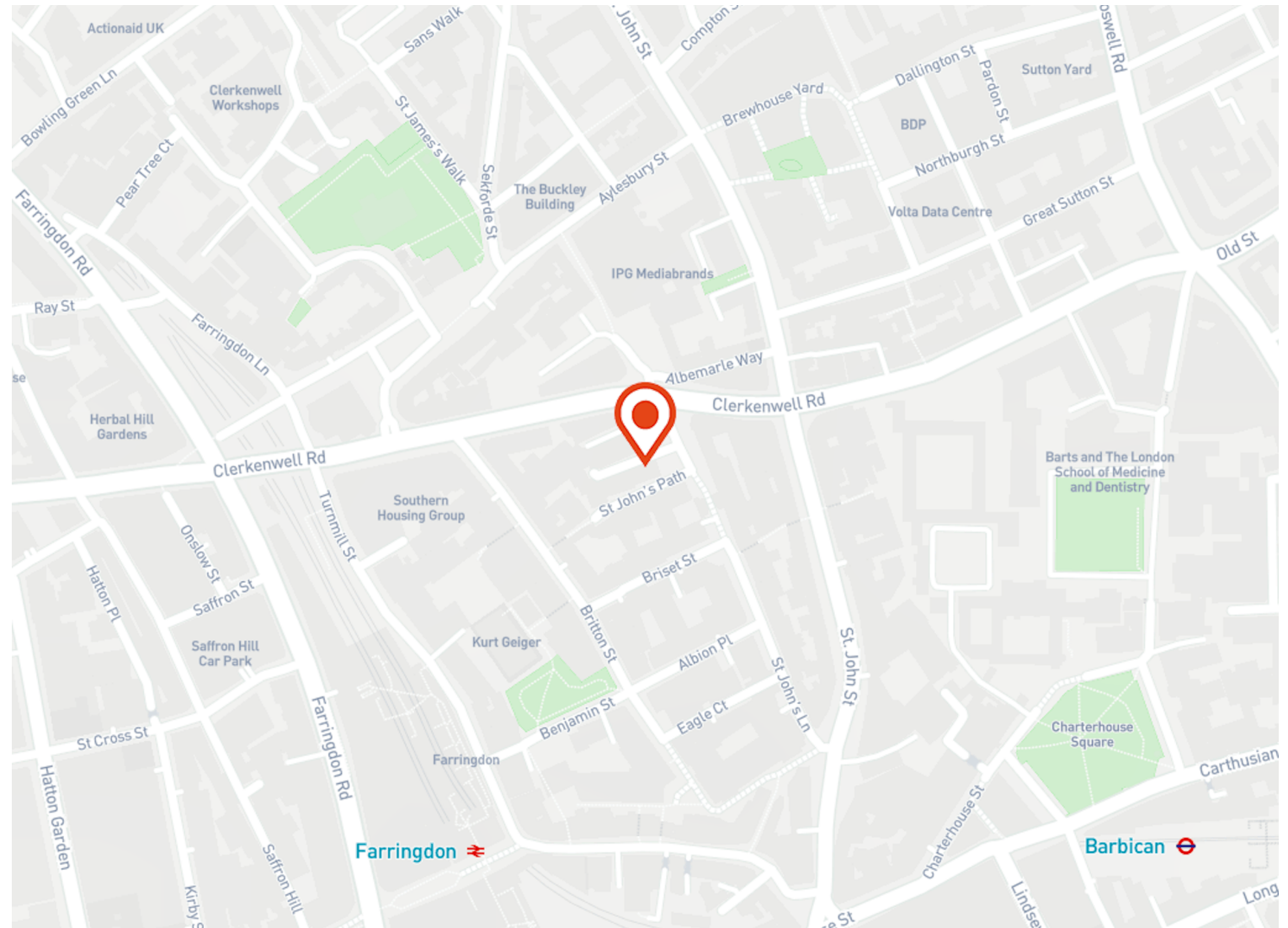
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Location

The building is prominently located on St. John's Square, opposite the Zetter Hotel and in the heart of Clerkenwell.

Farringdon Station is a short walk away (0.2 miles), and provides access to Thameslink services as well as Circle, Hammersmith and City and Metropolitan lines. It will also benefit from the new Crossrail. Chancery Lane is also only 0.6 miles away (Central). Clerkenwell has a variety of bars and restaurants all within walking distance from the building that make it such a vibrant area of Central London.

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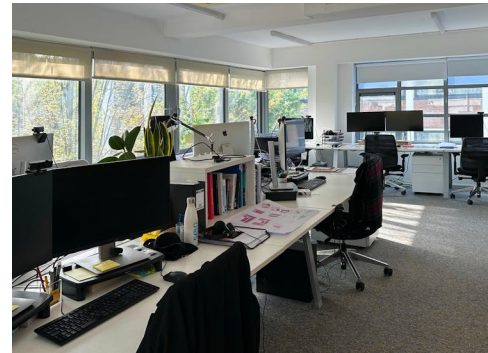
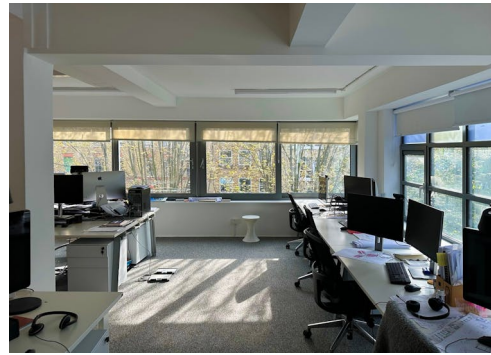


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Amenities

- Generous floor to ceiling heights throughout
- Superb natural daylight
- Open plan / Fully fitted
- Kitchenette
- Fully raised floor
- WC facilities

Description

Available on a short term basis via a Lease Assignment which is due to expire on 18th March 2024.

The duplex floors benefit from exceptional natural light throughout and will be provided fully fitted which includes a kitchen, meeting room, breakout space and desks.

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Content

Watch the film



View on Website



Developer

Private

Tenure

Leasehold

Lease Term

Assignment of existing Lease to expire 18th March 2024.

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Islington

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd	1,421	£52.50	£18	£6	£76.50	£9,058.88	£108,706.50	Available
2nd	1,507	£52.50	£18	£6	£76.50	£9,607.13	£115,285.50	Available
Total	2,928	£52.50	£18	£6	£76.50	£18,666.01	£223,992	

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Contact Us

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

Jake Kinsler
jk@compton.london
07840 638668

