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.

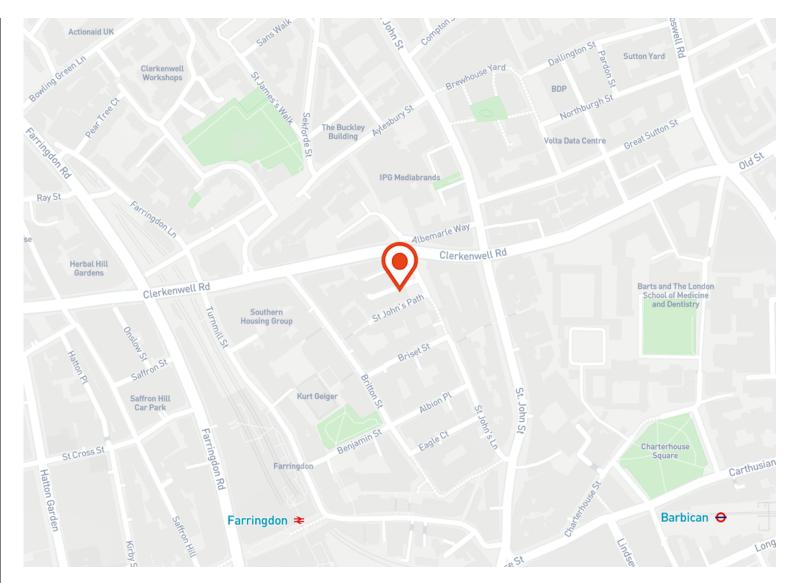
For Rent 2,928 ft<sup>2</sup>

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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 Thamslink 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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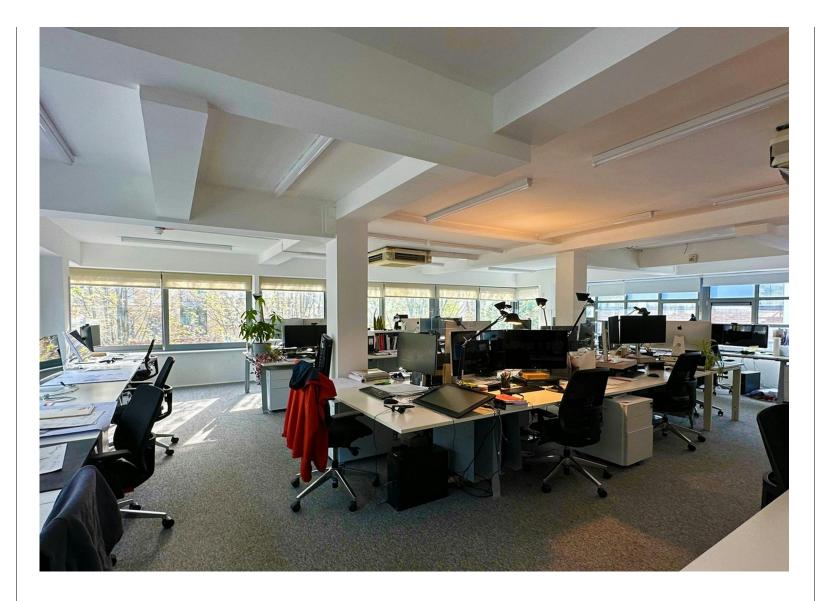
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#### **Amenities**

- 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

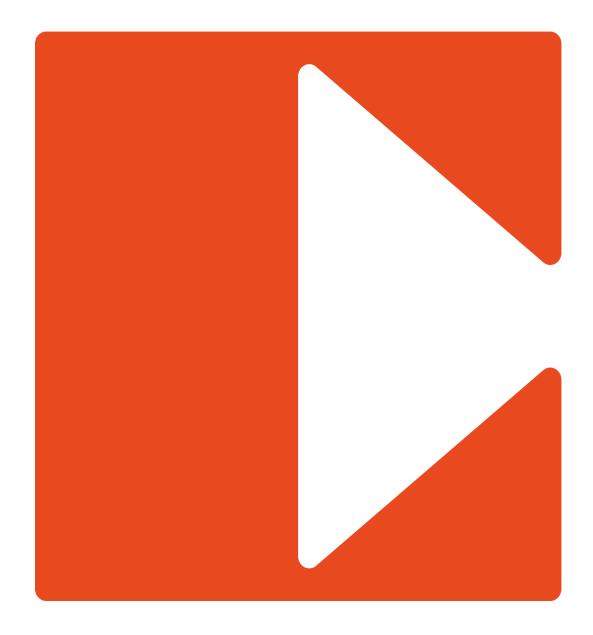
The accommodation comprises the following areas:

Name	sq ft	Rent (sq f	t) 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	

### Contact Us

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

Jake Kinsler jk@compton.london 07840 638668



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