

# Compton

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## Clerkenwell

300 St. John Street  
EC1V 4PA

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Fully-fitted and newly refurbished office space available for rent on flexible lease terms with access to a communal courtyard.

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**For Rent**  
2,224 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## Location

Situated between Old Street, Farringdon & Angel stations, 300 St John Street benefits from the best of all these vibrant areas. Farringdon is exceptionally well-connected, being one of four interchanges in London where passengers can access National Rail, London Underground services and The Elizabeth Line.

Furthermore, Angel is one of Central London's most exciting locations to live, work and socialise. Local amenities include Sadler's Wells Theatre, O2 Academy Islington, Almeida Theatre, Screen On The Green, Islington Central, Camden Passage retail as well as Islington Business Design Centre, as well as being just moments away from the vibrant Exmouth Market, a buzzing social quarter, with gastro pubs, bars, shops, restaurants and cafés.

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## Amenities

- Fully-fitted office floor available on flexible lease terms
- 22 workstations, with room to include more
- Kitchenette
- 2 meeting rooms
- Service charge includes cleaning, fibre internet and utilities
- Communal outside terrace
- Shower facilities
- Bike racks

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## Description

This fantastic courtyard floor has been newly refurbished and fully-fitted to include 22 workstations, 2 meeting rooms and a kitchenette.

The service charge includes cleaning, internet and utilities. The building itself offers a communal courtyard, communal WCs on each floor, bike storage and showers.

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## Content

Watch the film



View on Website



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## Lease Term

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

## 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. Available for rent on flexible lease terms.

## Local Authority

The London Borough of Islington



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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year
Lower Ground - Courtyard Floor	2,224	£39.50 /sq ft	£9.48 /sq ft	£16 /sq ft	£12,042.96	£144,515.52

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## Contact Us

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

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[sh@compton.london](mailto:sh@compton.london)  
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