

A stylized logo consisting of the letters 'S', 'J', and 'L' in a coral or salmon color. The letters are bold and serifed, with the 'S' and 'J' overlapping significantly.

1 ST JOHN'S LN
EC1

Entire 2nd floor offering 15,082 sq ft of high grade,
fully-fitted office accommodation in the heart of Farringdon.



PRIME OPPORTUNITY

1 St John's Lane offers an entire floor just minutes' walk from Farringdon Station.

A bright, modern office fitted to a high standard provides an attractive blend of open plan, breakout and meeting room spaces in a ready-to-occupy condition.



SJ



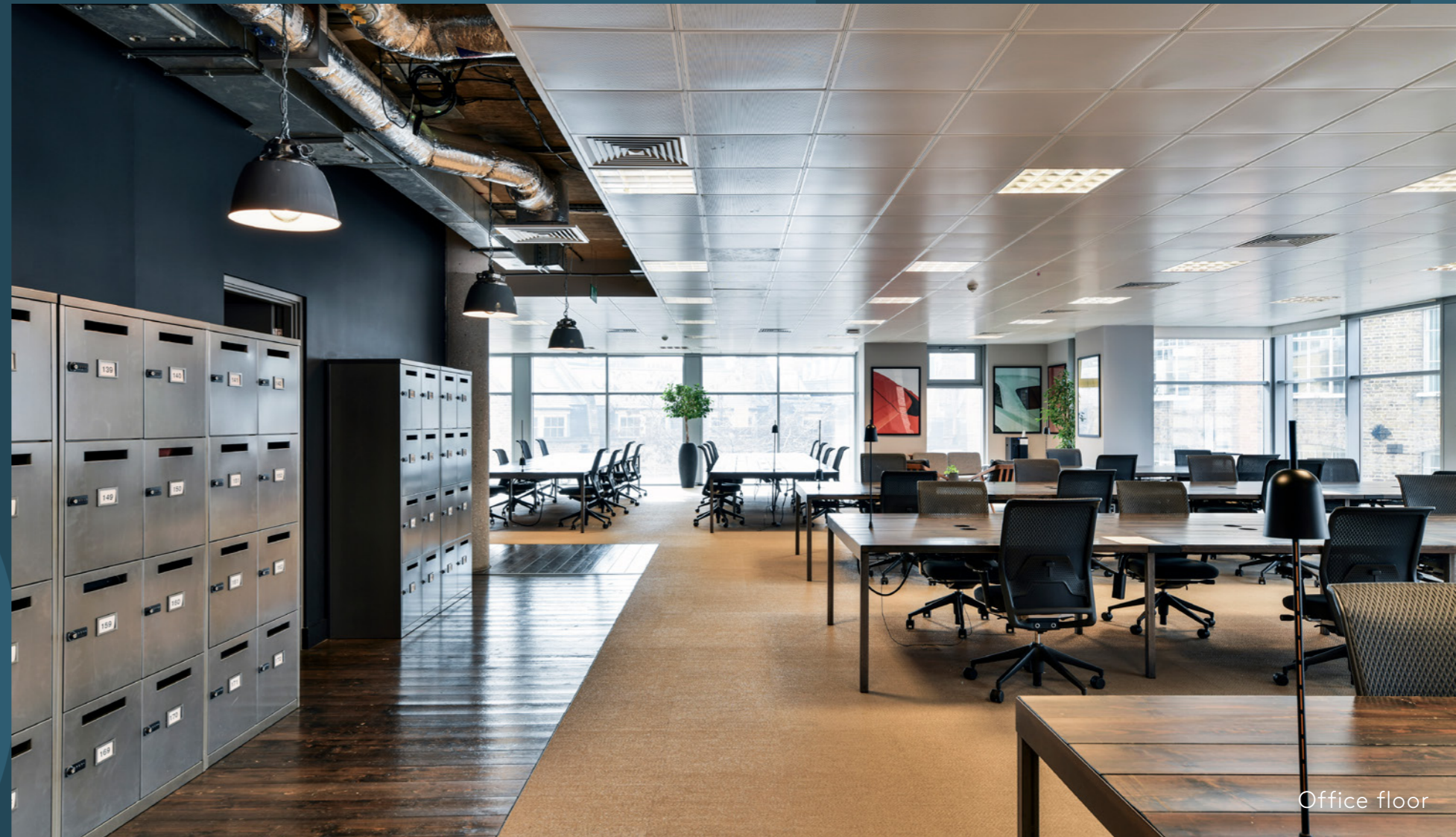
Breakout area



TAKE 360
VR TOUR



WCs



Office floor

1 ST JOHN'S LN, EC1



SPECIFICATION

Fully-fitted and furnished

Air conditioning

LED lighting

Raised floors

Automatic passenger lifts

Commissionaire

Dedicated loading bay

Bike storage

Showers



Meeting room



Kitchen





SECOND FLOOR

- 132 desks
- 5 meeting rooms
- Breakout area with pool table and booth seating
- 1 kitchen
- 2 print rooms
- 1 comms room
- 2 store rooms
- 176 on-floor lockers



ST JOHN'S LANE

PETER'S LANE



Booth seating

HIGHLIGHTS



In the heart of Farringdon



3 Minutes from Farringdon Station



Modern high grade fitted offices



Air conditioning and raised floors



Bike storage



Dedicated loading bay



Pool table



FABULOUS FARRINGTON

Situated in the heart of Farringdon, 1 St John's Lane benefits from an abundance of local amenities such as cafés, restaurants and pubs as well as famous street food markets. There is also a wide range of wellbeing opportunities with nearby gyms and green spaces.

Farringdon station is moments away offering excellent Underground, National Rail & Elizabeth Line connections. Chancery Lane Underground station is also within easy walking distance.

SJ



Smiths of Smithfield



1 ST JOHN'S LN, EC1



Leather Lane Market



ELIZABETH LINE

1 St John's Lane benefits from the Elizabeth Line, being only a 3 minute walk from Farringdon Station also granting access to the National Rail, Circle, Hammersmith & City and Metropolitan lines.



1 ST JOHN'S LN

SHENFIELD >>



HEATHROW
31 mins



EALING BROADWAY
24 mins



TOTTENHAM COURT RD
2 mins



LIVERPOOL STREET
5 mins



CANARY WHARF
8 mins

All Elizabeth Line times calculated from Farringdon station



TERMS

Available by way of a sublease until July 2028.

COSTS

On application

EPC

D 83

CLUTTONS

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