

# Compton

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## Farringdon

1 St. John's Lane  
EC1M 4AR

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Partially Fitted office space  
available on a sublease until Jul  
2028, located in Prime Farringdon,  
a stone's throw from the station.

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## For Rent

15,082 ft<sup>2</sup>

020 7101 2020  
compton.london



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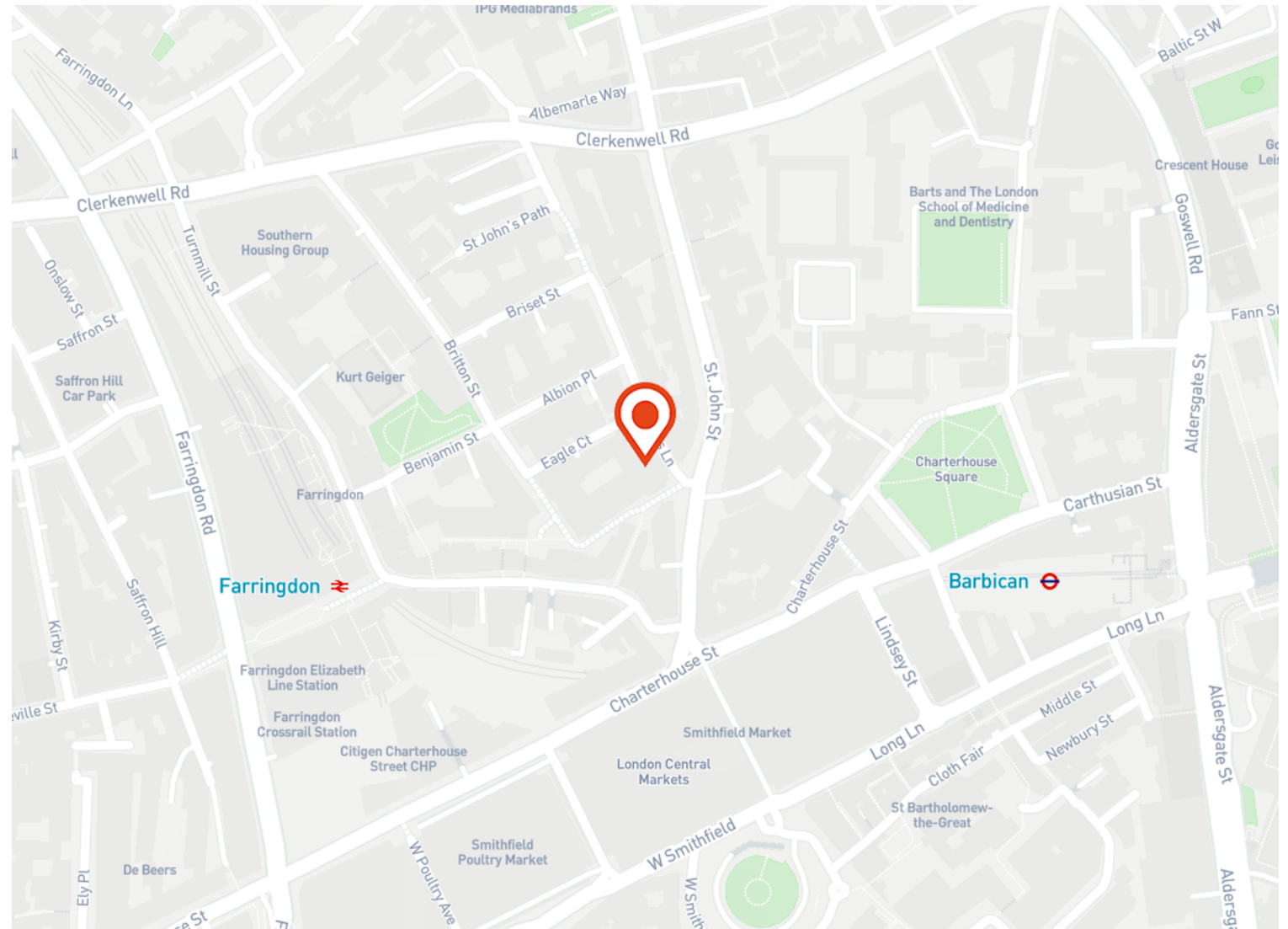
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## Location

1 St. John's Lane is situated in the heart of Farringdon providing easy access to a wide variety of retail, shops, cafés, bars and restaurants such as the new Trattoria Brutto, Luca, the St John Restaurant and Smiths of Smithfield.

The building is also incredibly connected, being within a stone's throw of Farringdon Station, giving access to Underground Services, National Rail stations and the Elizabeth Line, creating one of the most well connected London hubs.

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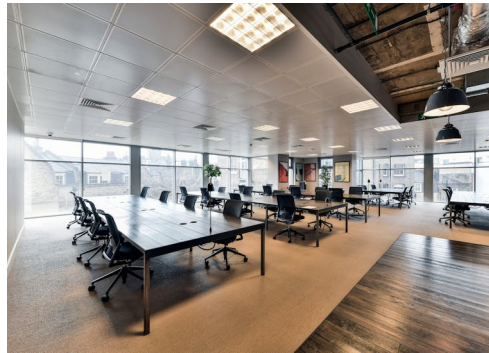
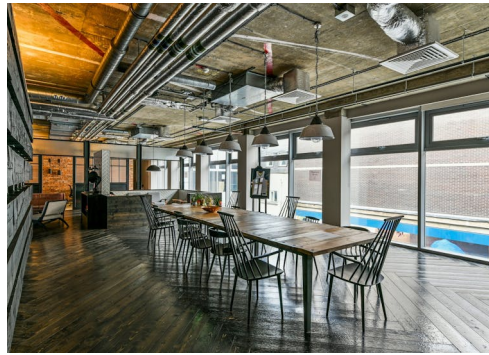
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## Amenities

- Partially Fitted office space
- Located moment's from Farringdon
- Available on a sublease until July 2028
- Reception undergoing refurbishment
- Commissionaire
- Communal courtyard
- Communal bike storage
- Triple aspect windows creating excellent natural light
- Air conditioning
- Accessible raised flooring
- LED lighting
- Demised WC's

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## Description

The 2nd floor at 1 St. John's Lane is now available on a sublease until July 2028. The floor is being offered in a partially fitted condition, with desking, multiple meeting rooms, breakout spaces and demised WC's. The space boasts excellent natural light from windows spanning across the perimeter of the entire floor, as well as having accessible flooring, air conditioning and LED lighting in situ. Additionally, the fantastically located building offers a commissionaire, communal outside space and bike storage.

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## Content

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	15,082	£62.50	£16.63	£10	£112,021.56	£1,344,258.66	Available



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## Contact Us

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

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