

Compton

Farringdon

38-42 St John Street
EC1M 4DL

Charming, fully self contained,
converted warehouse building
available

For Rent
5,590 ft²

020 7101 2020
compton.london



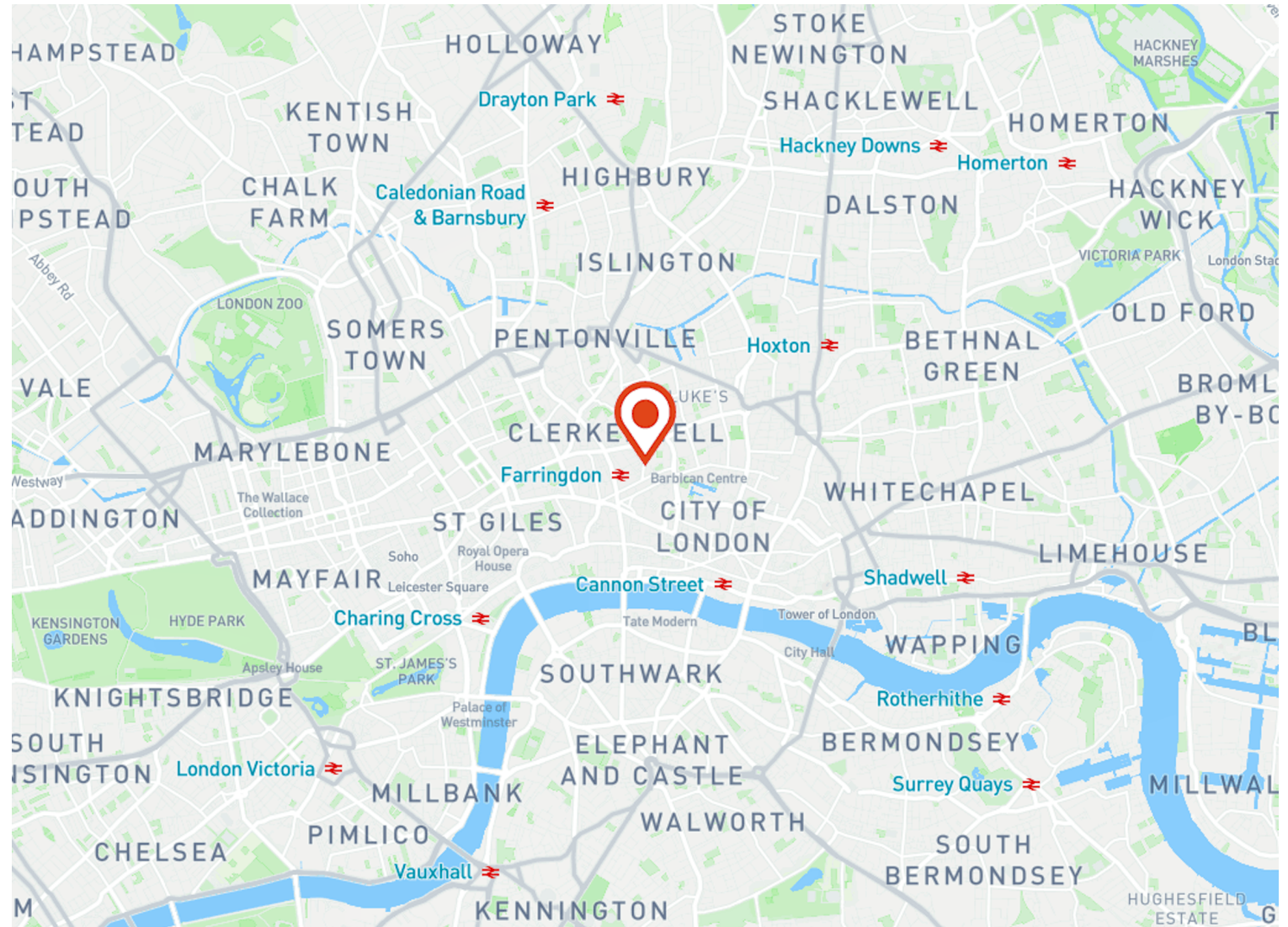
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Location

The building is located on the west side of St John Street between Charterhouse Street and Clerkenwell Road, within close proximity of the historic Smithfield Market and is well serviced by all the fashionable bars and restaurants.

Farringdon Station, which is within 5 minutes' walk from the building will soon become one of London's main transport hubs, with Elizabeth Line, Thameslink and London Underground all passing through it.

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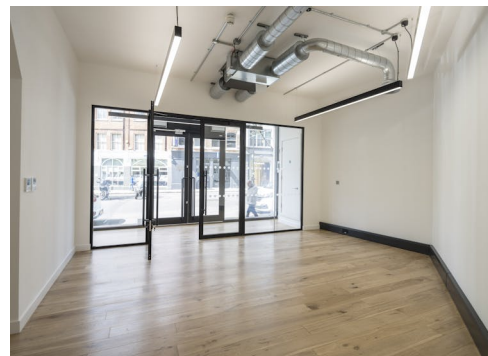
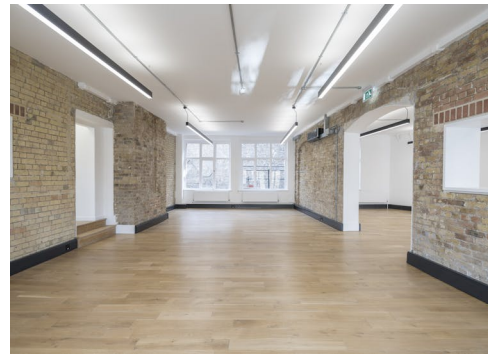
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Amenities

- Newly Refurbished Internally
- £350,000 Annual Rent
- Prime Farringdon Location
- Original Warehouse Features Throughout
- Of interest to Office / Showroom operators
- Superb branding opportunity
- Fantastic natural light
- Meeting Rooms in situ
- Short walk to Smithfield Market and Farringdon Station
- Air conditioning
- LED Lighting

Description

This building located in prime St John Street is made up of 4 floors, with ample modern office and/or showroom space, as well as meeting rooms fitted out. The building could be a perfect opportunity for an showroom occupier or creative HQ premises, due to its prominent location.

The space benefits from great natural daylight, complemented by modern lighting throughout and original warehouse features throughout to complement the Victorian character of the building.

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Content

View on Website



Terms

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

Viewings

Via Compton or our joint agents at Bluebook only.

Local Authority

The London Borough of Islington.

VAT

The property is elected for VAT.

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable	Total year	Availability
3rd	1,929	£62.61	£18 /sq ft	£155,496.69	Available
2nd	1,523	£62.61	£18 /sq ft	£122,769.03	Available
1st	1,753	£62.61	£18 /sq ft	£141,309.33	Available
Ground	385	£62.61	£18 /sq ft	£31,034.85	Available

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Contact Us

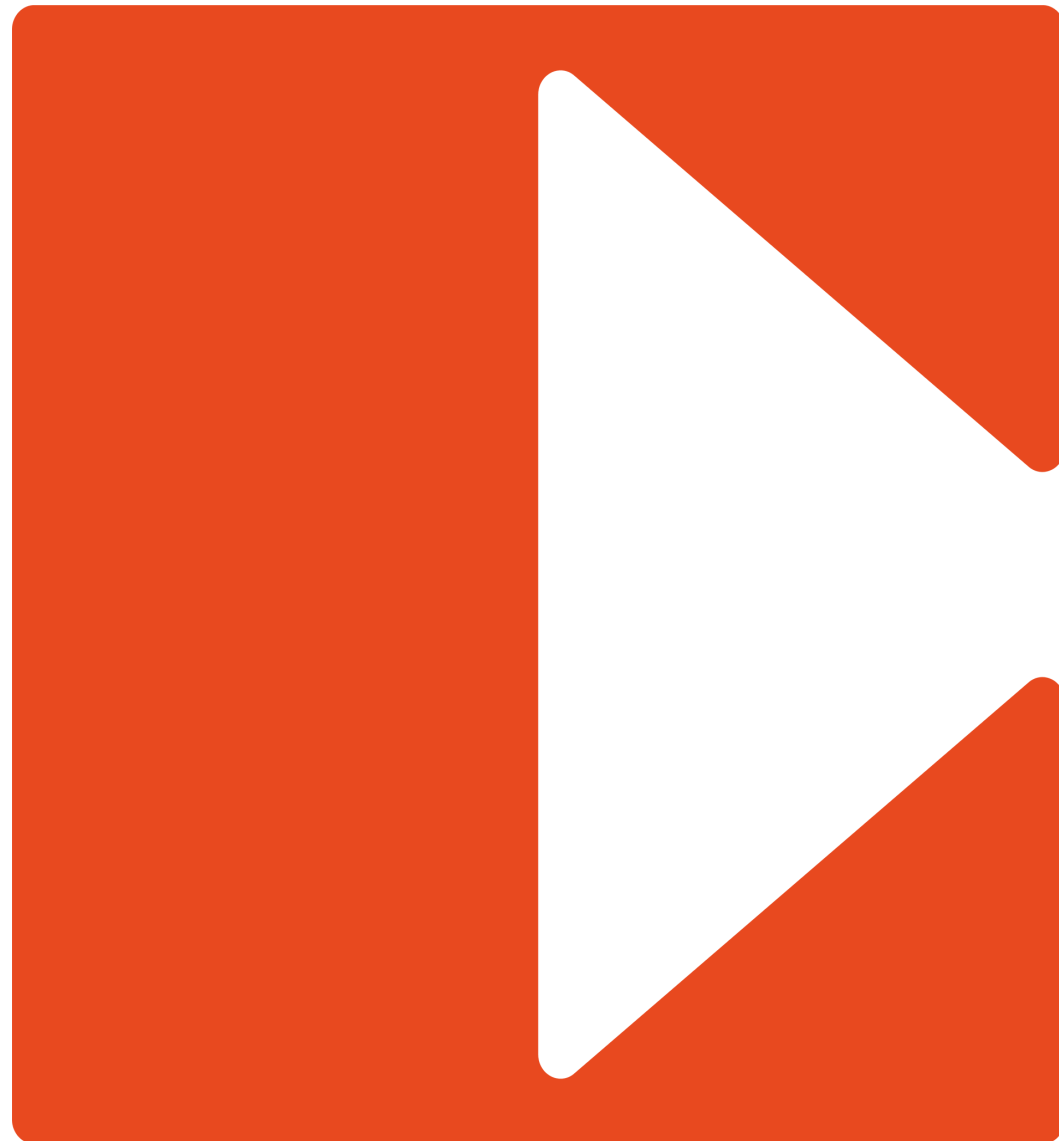
All appointments to view must be arranged via sole agents, Compton, through —

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