

Compton

*For Rent and Sale*  
**206-212 St John Street**  
**Clerkenwell EC1**



Price Adjustment | For Sale / Rent -  
Newly Refurbished Prime  
Clerkenwell Office / Showroom  
With Direct Access from St John  
Street

**For Rent and Sale**

**Size**

6,293 Ft<sup>2</sup>

**Price**

£3,950,000 Perfect opportunity for owner occupiers / end users

**Rent**

£59.50 per sq ft

**Fitout**

Not Fitted

**Compton**

**Paramount Building**  
206-212 St John Street  
Clerkenwell EC1V

**Description**

Built in 1936–8 by the builders John Laing & Son Ltd, and designed by Culpin & Son the building was constructed in Red brick and called Wigton House, it was occupied for manufacturing and warehousing by a variety of companies including Scholl the foot ware company, a brand started by podiatrist William Mathias Scholl in 1906.

In the late 1990s Wigton House was converted to apartments by Warner Lofts and renamed 'The Paramount Building'. The building was glamorised with white painted render and glass balconies while the top three floors have spectacular roof terraces with Skyline views of most well-known London Landmarks. It now houses 32 outstanding 1, 2 and 3 bedroom loft apartments with most having secure underground parking.





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**Description**

Possession immediately available.

There is also an apartment on 3rd  
floor.

The offices and apartment do not  
need to sell / lease both together,  
but this can be delivered if required.

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For Rent and Sale

**Paramount Building**  
206-212 St John Street  
Clerkenwell EC1V

*Click to Play*



For Rent and Sale

**Paramount Building**  
206-212 St John Street  
Clerkenwell EC1V

*Click to Play*





*For Rent and Sale*

**Paramount Building**  
206-212 St John Street  
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*Ground Floor*

**Size**

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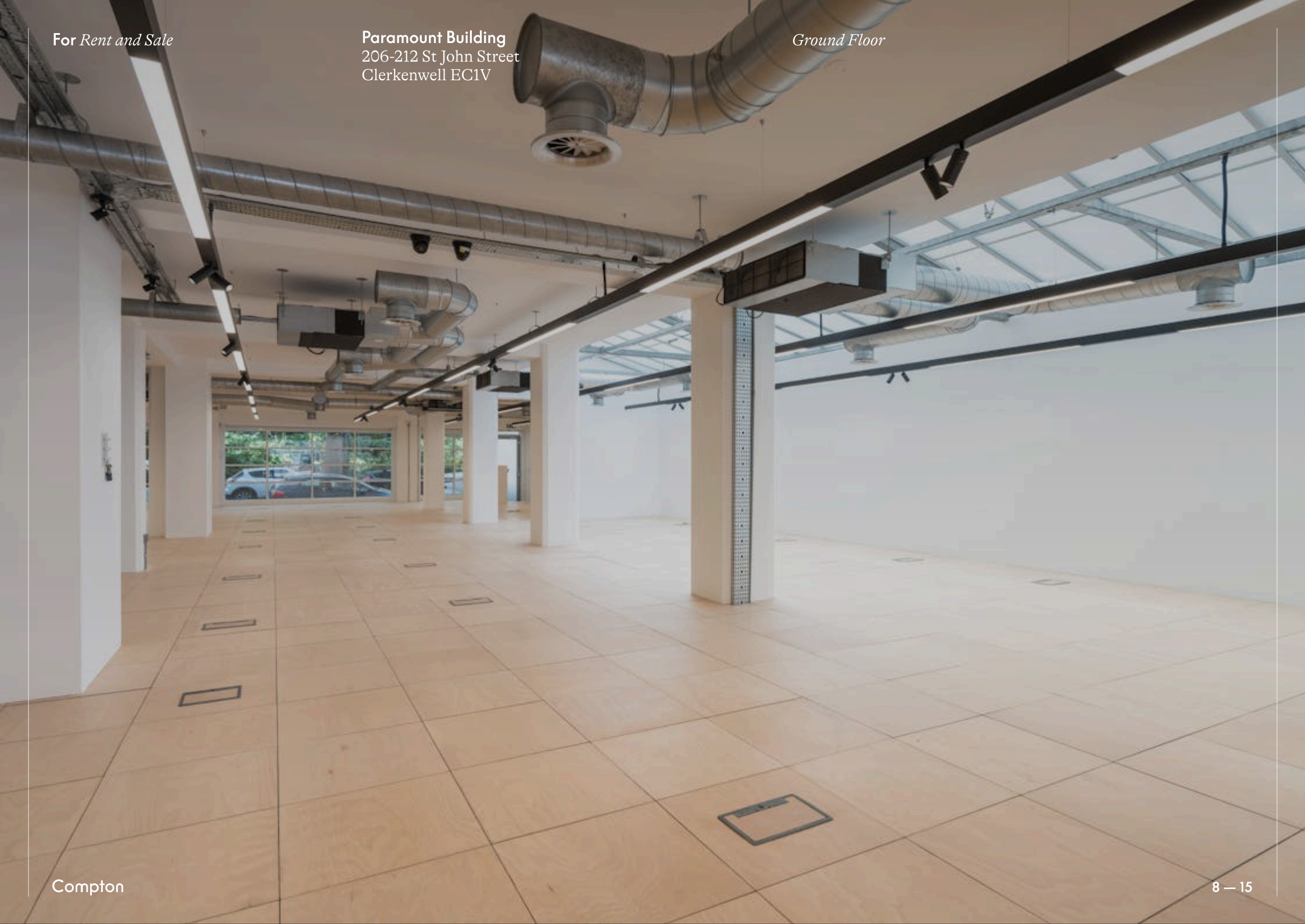
Compton



For Rent and Sale

Paramount Building  
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Ground Floor



*For Rent and Sale*

**Paramount Building**  
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*St John Street External*



*MC35395801HR.jpg*



*For Rent and Sale*

**Paramount Building**  
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*Location*

The Paramount Building is situated on St John Street north of Clerkenwell Road between Angel Islington and Smithfield Market with direct access to all local vibrant bars and restaurants.

The location offers excellent access to the City and West End via local transport links from Farringdon, Angel and Barbican Underground / National Rail Stations.

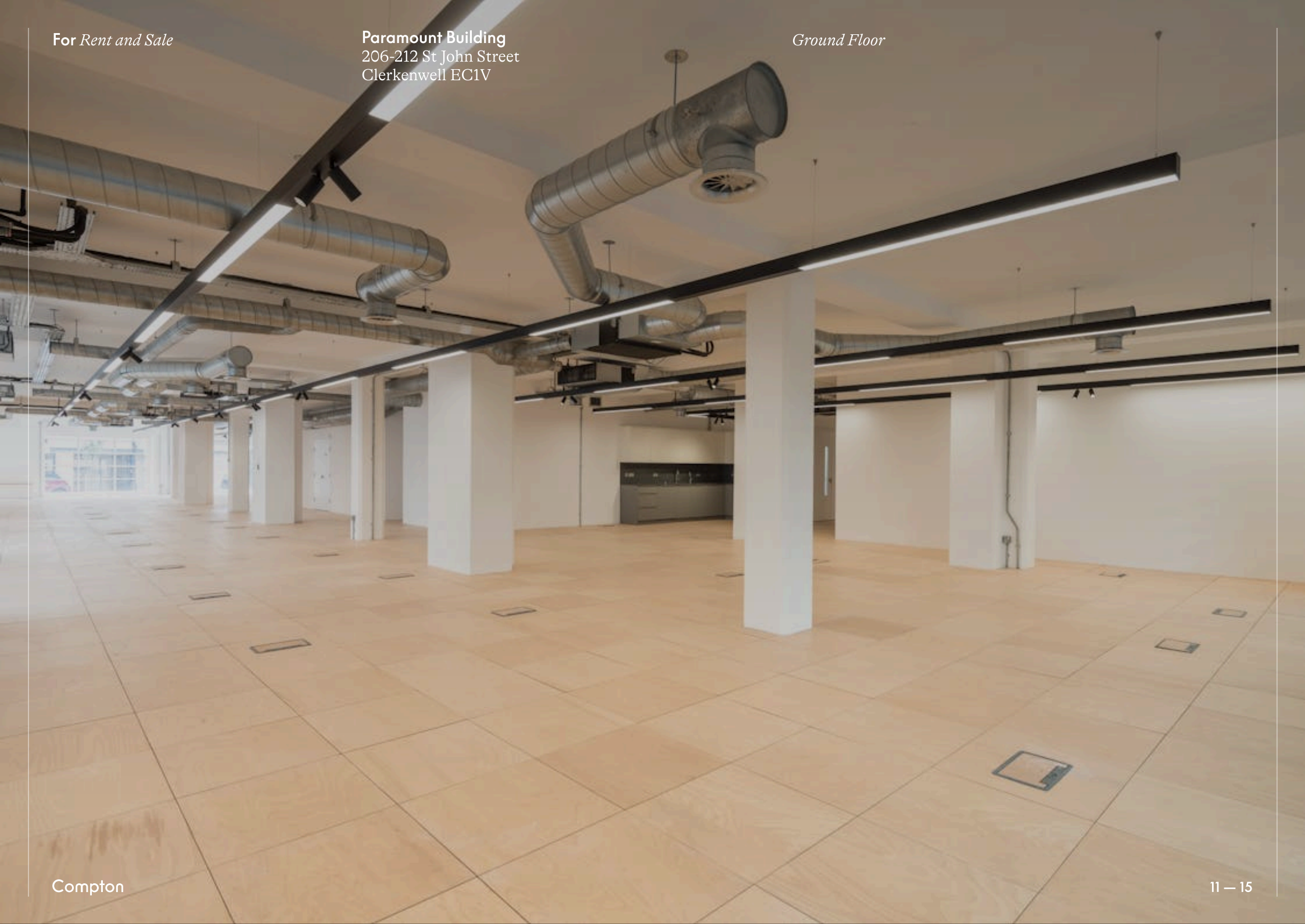




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**Paramount Building**  
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*Ground Floor*



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## Amenities

- Could be ideal for creative office or showroom
- Generous Street Frontage of 20.35m approx
- Own front door direct from St John Street and rear access from Agdon Street
- Rear street access from Agdon Street
- Self-contained WCs
- Good floor to ceiling heights
- Superb natural daylight
- Wood block raised flooring
- New LED lighting
- New air-conditioning
- Skylights
- Loading bay doors to the rear
- Car parking spaces available by arrangement
- Short walk to Farringdon station

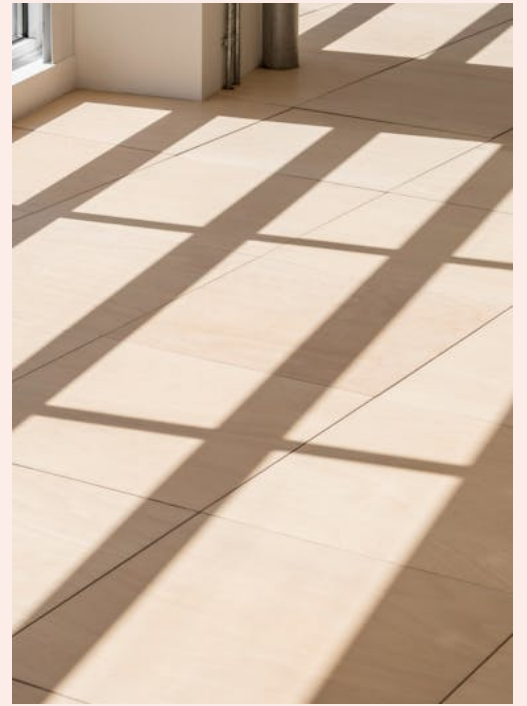
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**Paramount Building**  
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*Ground Floor*



*Fan coil units*



Name	Sq Ft	Rent (Sq Ft)	Price	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Ground - Generous Frontage	6,293	£59.50	£3,950,000	£15.89	n/a	£75.39	£39,535.77	£474,429.27	Under Offer
Total	6,293	£59.50		£15.89		£75.39	£39,535.77	£474,429.27	

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### Terms

New full repairing & Insuring lease  
for a term by arrangement

### Content

Watch the Film  
(click button)



### Local Authority

London Borough of Islington

### Listed status

Not Listed

### Sale Price

£3,950,000 (£627.68 /Ft<sup>2</sup>) +VAT.

### Tenure

New Lease

### Availability

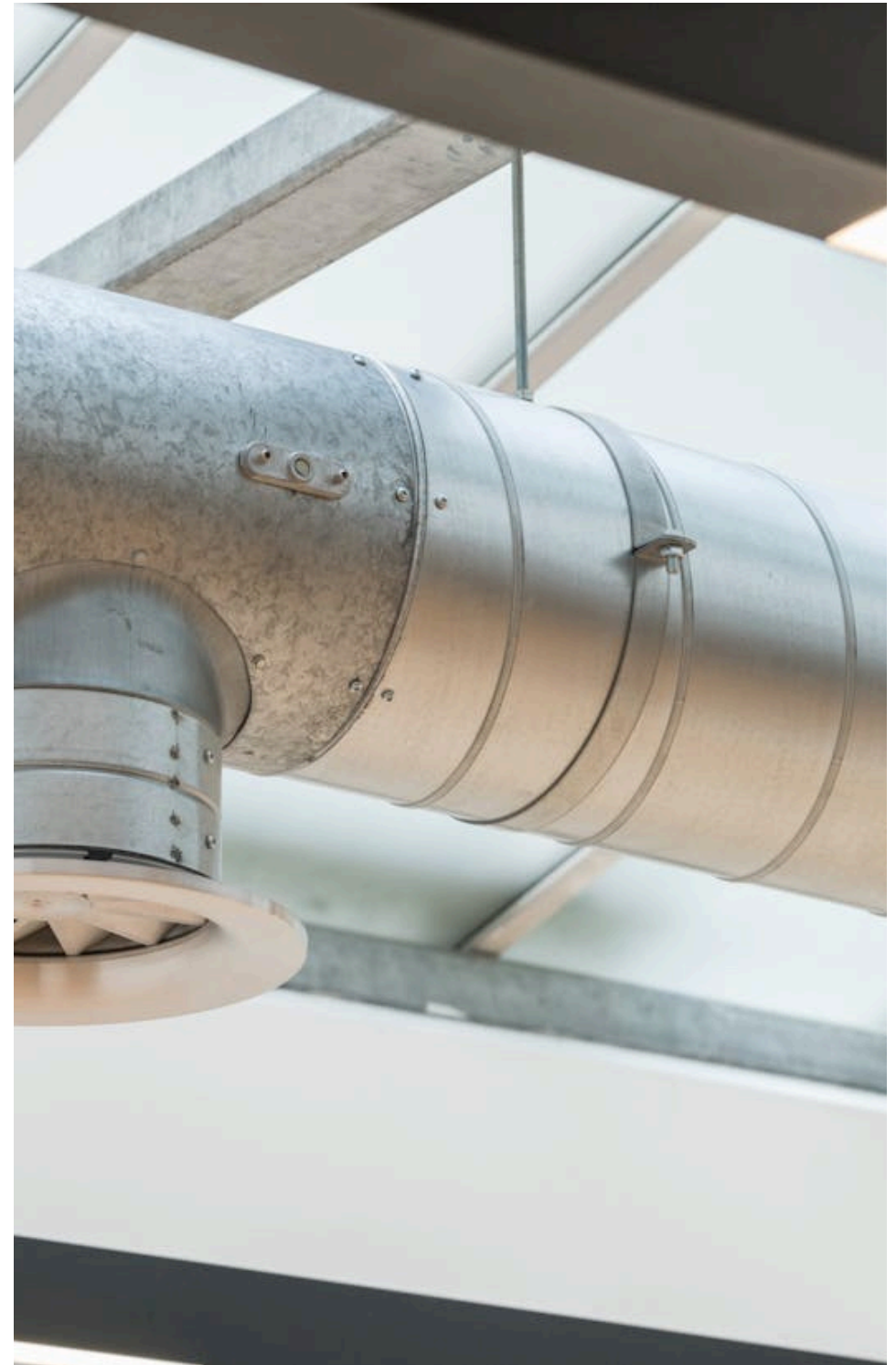
Available Immediately

### Legal Costs

Each party to bear their own costs

### VAT

Applicable. VAT will be applicable  
on outgoings.



Contact Us

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



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