



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

Paramount Building
206-212 St John Street
Clerkenwell EC1V

Size

6,293 Ft²

Price

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

Rent

£59.50 per sq ft

Fitout

Not Fitted

Compton

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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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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Click to Play



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Ground Floor

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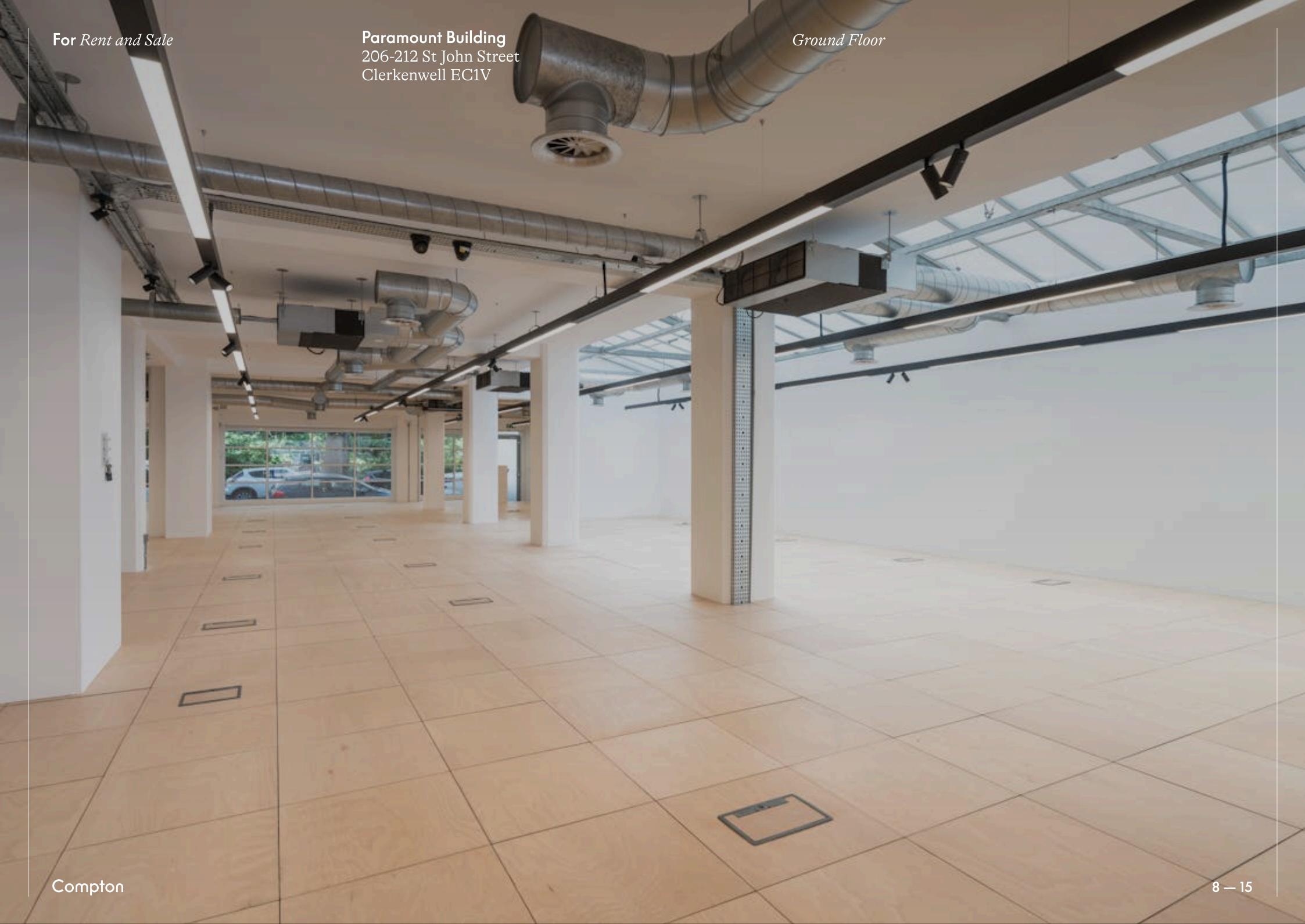
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Ground Floor



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St John Street External

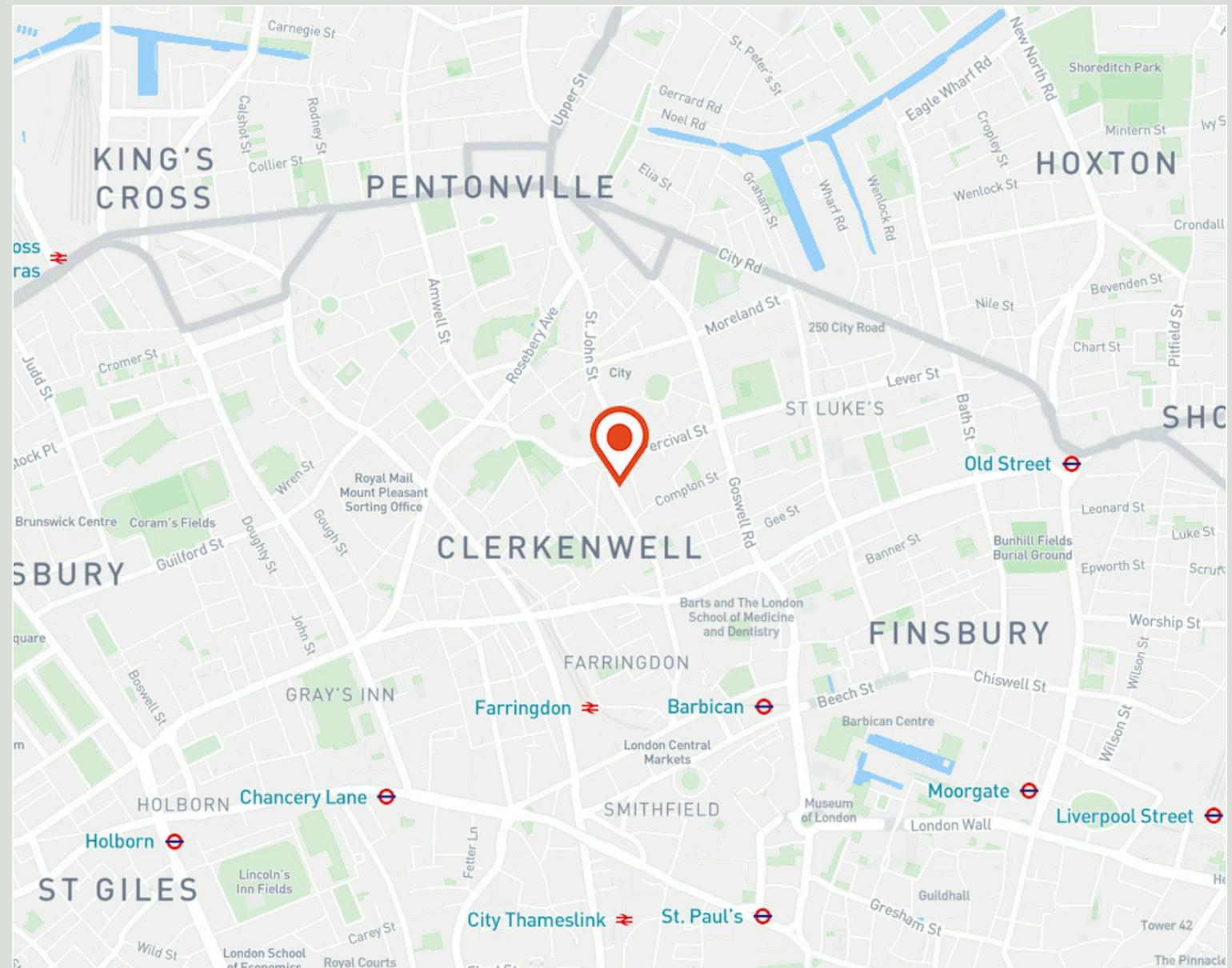


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The Paramount Building is situated on St John Street north of Clerkenwell Road between Angel Islington and Smithfield Market with direct access to all local vibrant bars and restaurants.

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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Amenities

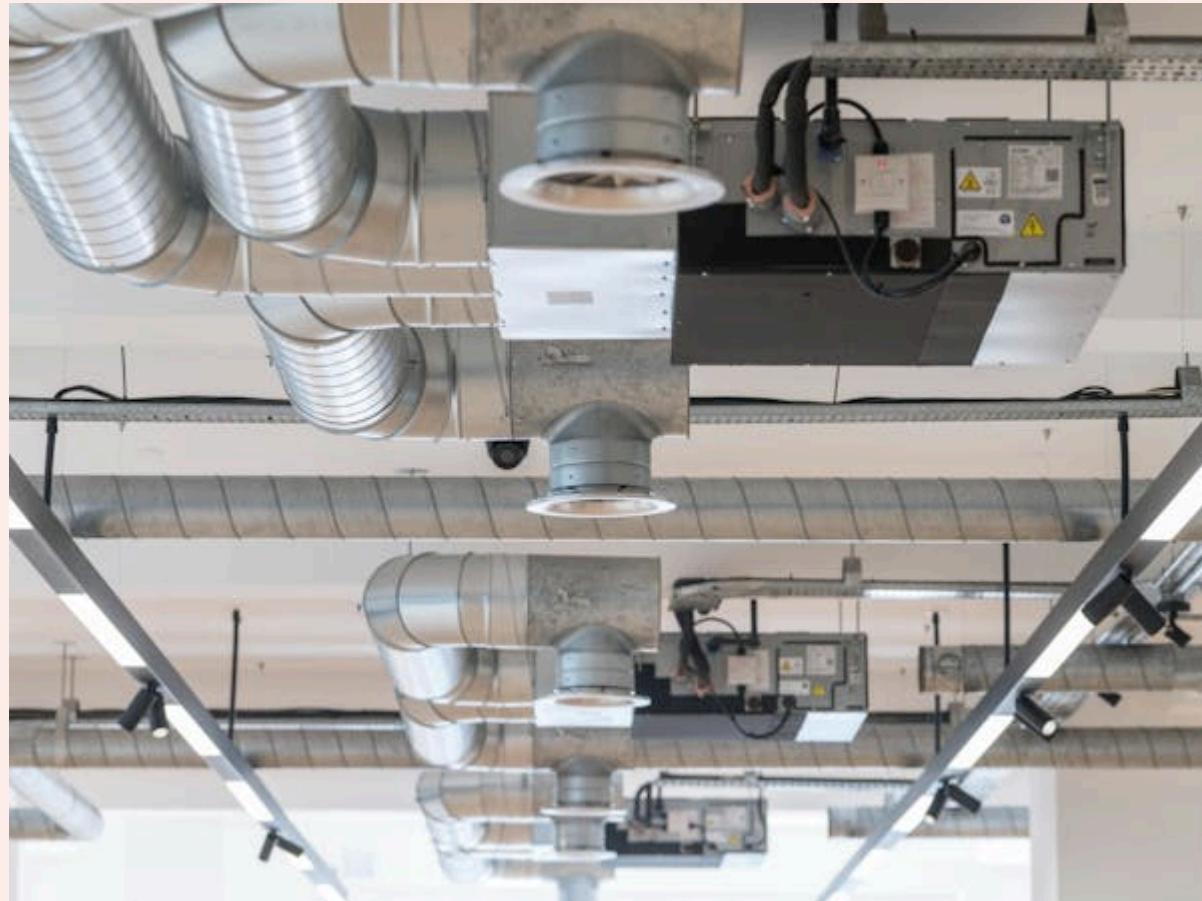
- Could be ideal for creative office or showroom
- Generous Street Frontage of 20.35m approx
- Own front door direct from St John Street and rear access from Agdon Street
- Rear street access from Agdon Street
- Self-contained WCs
- Good floor to ceiling heights
- Superb natural daylight
- Wood block 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



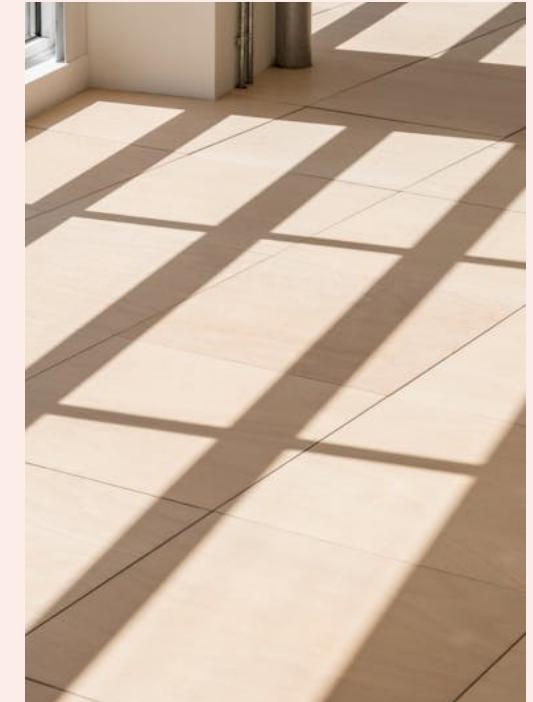
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Ground Floor



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 /Ft²) +VAT.

Tenure

New Lease

Availability

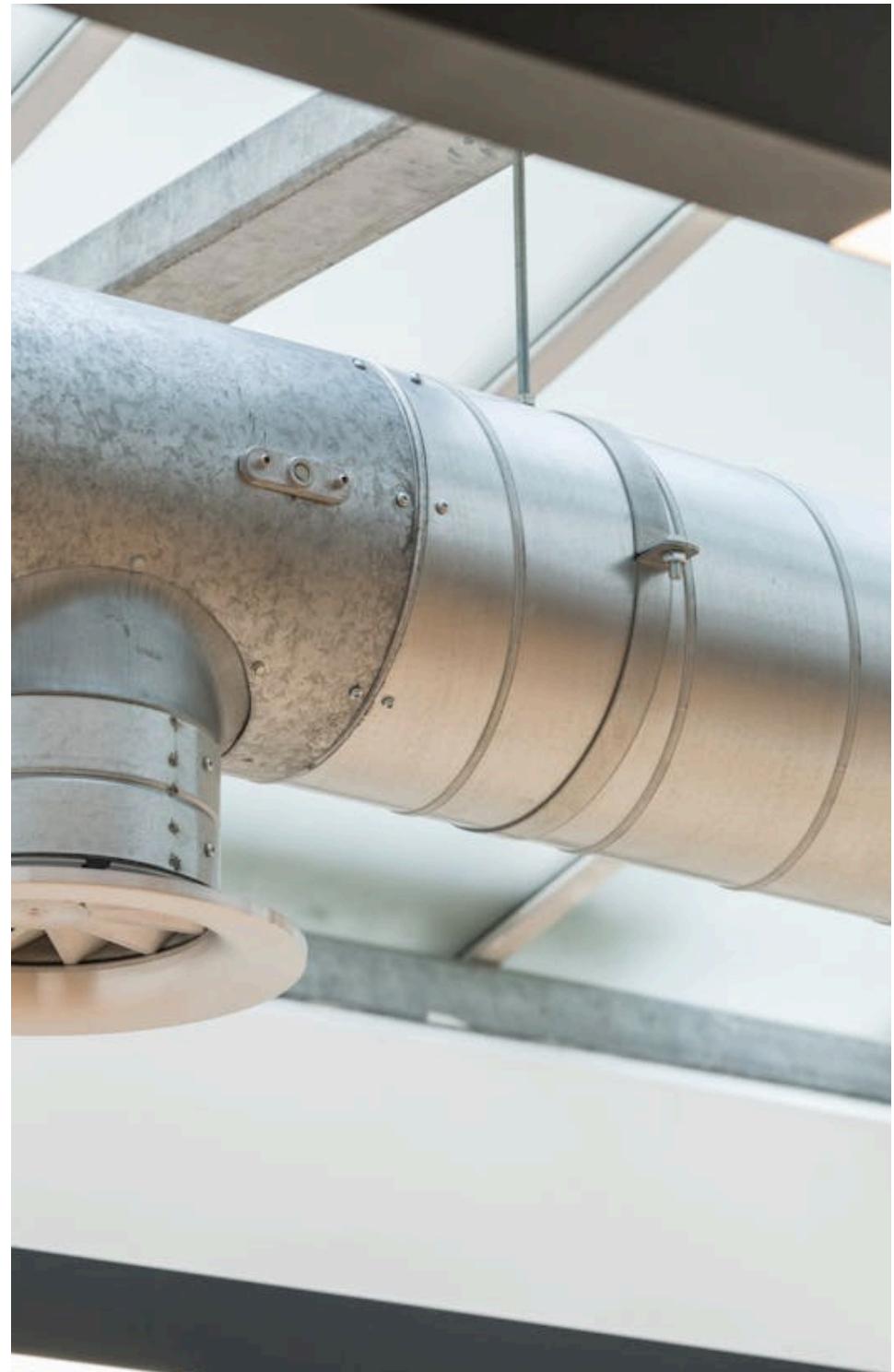
Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable. VAT will be applicable
on outgoings.



compton.london

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



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