



Suskind.

Watchmaker Court, 33 St John's Lane EC1

Watchmaker Court sits on a former clock and watchmaking site, hence its name. The building in recent years has been comprehensively refurbished to deliver high quality office and showroom accommodation. The building would be very well suited for showroom operators given the location and presence.



Watchmaker Court, 33 St John's Lane EC1

Summary

Newly refurbished office space with former clock and watch warehouse

Features

- Tenant lounge on the ground floor
- Open-plan floors with generous ceiling heights
- Exposed services
- New LED aluminium panel suspended light fittings
- Four pipe fan coil air-conditioning system
- Separate male & female WC's
- 2x 10 person passenger lifts
- Cycle storage for up to 24 bicycles (by arrangement)

Transport

- Farringdon

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

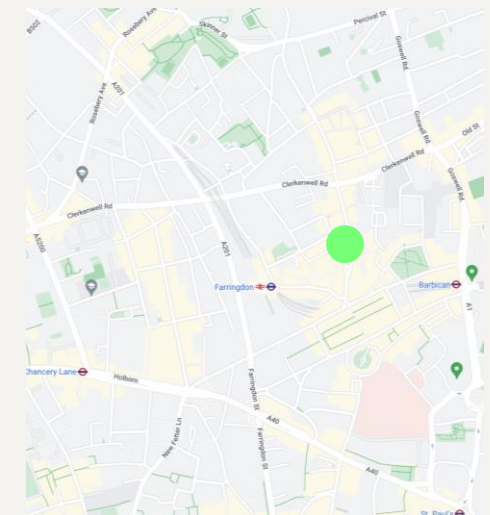
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Lower Ground	1,894	£35.00	£11.50	£17.66	£10,126.58	Available
Total	1,894	£35.00	£11.50	£17.66	£10,126.58	

*Interested parties should make enquiries with the local authority.

Map



Watchmaker Court, 33 St John's Lane EC1

Viewing via sole agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@susskind.london

Ashley Goodman
07973 184 329
Ashley@susskind.london

Or

Stirling Ackroyd
0203 967 0103

Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

T +44 (0) 207 831 8311
E hello@susskind.london
W susskind.london

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

FOR RENT
Richard Susskind
020 7831 8311

WATCHMAKER COURT

Susskind.