



Location

St John's Square is situated moments from Farringdon Station. The area is popular with occupiers from the creative, tech, design & architecture professions and it benefits from a wide variety of cafe's, restaurants and bars in the immediate vicinity.

Transport

Farringdon station (5 mins) - Metropolitan, Hammersmith & City, Circle, Thameslink, Elizabeth, National Rail services.

Barbican station (8 mins) - Metropolitan, Hammersmith & City, Circle lines.

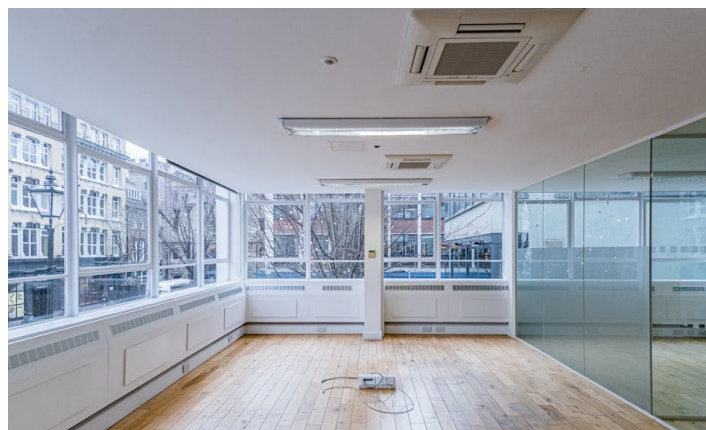
Description

Gate House is a 1960s purpose-built office located in the heart of Clerkenwell. The building has an attractive outlook onto the historic St John's Square and the space offers efficient workspace with generous ceiling heights, excellent natural light and original wooden flooring.

Short term flexible leases are available at a discounted rent.

OFFICES TO LET

Gate House, 1 St. John's Square, EC1M 4DH / 3,393 - 14,267 sq ft



Features

Prominent corner position
Excellent floor to ceiling heights
Heating/cooling system
Original parquet wooden flooring
Demised WC's and showers
Staffed reception

Service Charge

Approximately £6.93 per sq. ft.

Business Rates

Estimated at £15.09 - £16.30 per sq. ft.

Rent

£32.50 per sq ft

Floor Space

3rd	3,393 sq ft / 315.22 sq m
2nd	5,040 sq ft / 468.23 sq m
1st	5,834 sq ft / 542 sq m
Total	14,267 sq ft / 1,325.45 sqm

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