

ELLIS BROWN

OFFICES TO LET

Fully furnished plug & play office suites in a prime Clerkenwell location

6 St John's Place, EC1M 4NF

286 - 1,110 sq ft



Ellis Brown

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Description

6 St. John's Place provides bright characterful warehouse style office accommodation recently refurbished to a high standard. The units are offered fully furnished with breakout areas, air conditioning and tea points. The Ground and Lower Ground has its own self-contained entrance and are connected via a spiral staircase.

Location

6 St. John's Place is located within a small gated courtyard just off St. John's Square in the heart of Clerkenwell. The area is increasingly popular with occupiers from the creative, media, tech and design industries. Local occupiers benefit from a wide variety of cafes, bars and restaurants in the immediate vicinity.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Total month	Total year	Availability	Fitout Concept
Lower Ground - Ground	824	76.55	£40,000 per annum	£9.69	£3,998.46	£47,981.52	Available	CAT A+
1st	286	26.57	£22,500 per annum	£15.70	£2,249.15	£26,989.82	Available	CAT A+
Total	1,110	103.12		£12.70	£6,247.61	£74,971.34		

Features

Prime Clerkenwell location
Newly refurbished
Plug & Play
Rent inclusive of service charge, cleaning and internet
Air conditioning
Flexible lease terms
Self-contained Ground and Lower Ground

EPC

On application

Terms

New flexible lease terms are available

VAT

On application

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