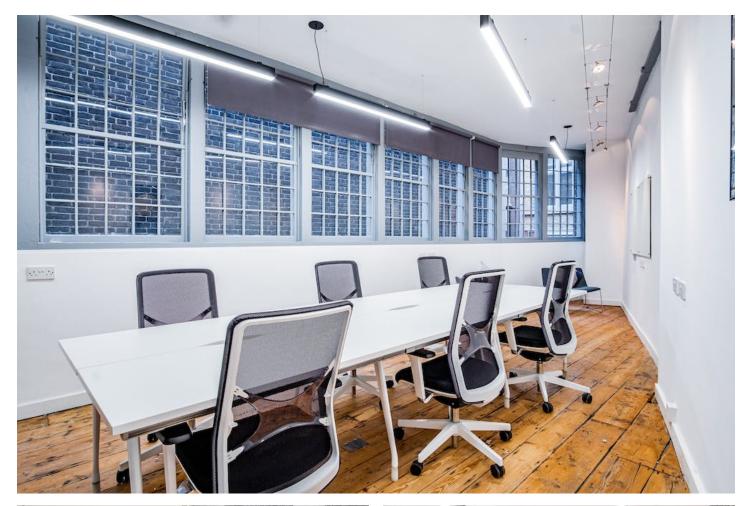
## **ELLIS BROWN**

#### **OFFICES TO LET**

6 St John s Place, EC1M 4NF 286 - 1,110 sq ft

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







Ellis Brown 18-20 St. John Street London, EC1M 4NX

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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.

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

New flexible lease terms are available

Features EPC

Prime Clerkenwell location On application

Newly refurbished

Plug & Play Terms

Rent inclusive of service charge, cleaning and internet Air conditioning

Flexible lease terms VAT

Self-contained Ground and Lower Ground On application

#### Contact

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