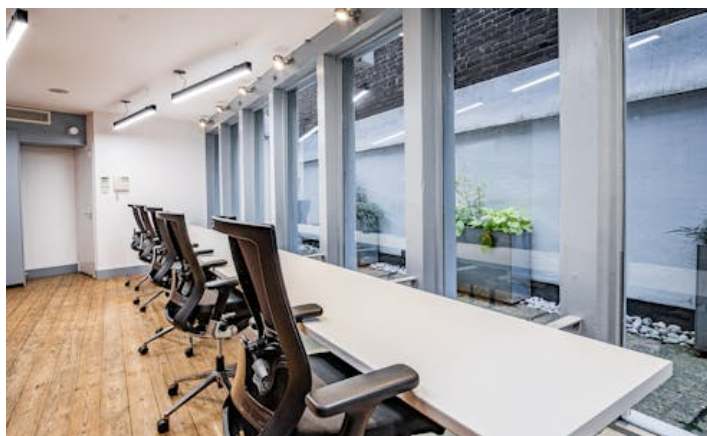


ELLIS BROWN

OFFICES TO LET

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

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



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

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract. the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 11/04/2024

OFFICES TO LET

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

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 unit has its own self-contained entrance, and a direct connection between the two floors 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	Fitout Concept	Availability
Lower Ground - Ground	824	76.55	£40,000 /annum	£9.69	£3,998.71	£47,984.56	CAT A+	Available
1st	286	26.57	£22,500 /annum	£15.70	£2,249.18	£26,990.20	CAT A+	Available
Total	1,110	103.12		£12.70	£6,247.89	£74,974.76		

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

Contact

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

ELLIS BROWN

OFFICES TO LET

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

