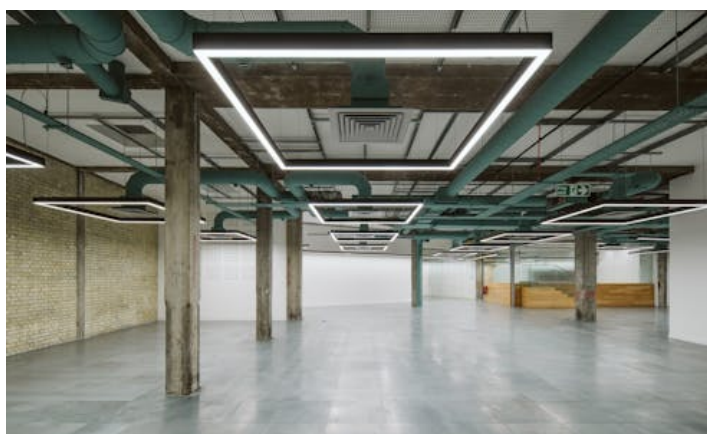


ELLIS BROWN

OFFICES TO LET

Best in class ground floor showroom with frontage, located in the heart of London's Clerkenwell design district.

68 St. John Street, EC1M 4DT
5,419 - 6,796 sq ft



Ellis Brown
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5,419 - 6,796 sq ft

Description

68 St. John Street offers a unique opportunity for an occupier to make the most of a ground floor self-contained property with rare high ceilings on a street with good footfall in one of the most diverse neighborhoods in Central London. The property lends itself to a showroom or office, but can easily be curated into a production or post-production studio, entertainment venue or other uses. The frontage provides the opportunity to put their stamp on the building using brand manifestation.

The blank canvas has a high level specification with new Air Conditioning, LED lighting, fully accessible raised flooring, kitchenette and meeting rooms. There is also ancillary space at basement level suitable for storage or break out space for staff.

Location

The location is well connected by Farringdon station (<5 minute walk), which is one of four interchanges in London where passengers can access National Rail, Thameslink, Elizabeth and Underground services (Metropolitan, Circle, Hammersmith and City lines).

The immediate location is London's Clerkenwell design district, home to global showroom brands, architects and creative companies. It is also a great location for cafe's and restaurants as well as daily food markets from Leather Lane and Whitecorss Street nearby.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
Ground	5,419	503.44	£57.50	£15.51	£5	£35,228.63	£422,743.50	CAT A	Available
Lower Ground	1,378	128.02	£57.50	On Application	£5	£7,177.08	£86,125	CAT A	Available
Total	6,797	631.46	£57.50	£15.51	£5	£42,405.71	£508,868.50		

Features

Self-contained ground and lower ground floors
Excellent ceiling heights (c.4m+)
All new Air Conditioning and design-led LED lighting
Partially fitted with new kitchenette and modern styled meeting rooms
Sought-after location for showroom uses
Blank canvas for showroom or office fitout with a commercial and willing Landlord

EPC

On application

Terms

On application

VAT

Applicable

Contact

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