



virtual tour

## Clerkenwell

300 St. John Street,  
London, EC1V 4PA



**2,443 Sq Ft – For Rent**

Fully-fitted and refurbished warehouse  
office to rent on flexible lease terms -  
From 12 months+

# Summary

- Newly refurbished and fully-fitted
- Lease flexibility from 12 months+
- 1GB Fibre, cleaning and utilities included
- Kitchenette
- 32 desks; 1x10 boardroom; 1x4 meeting room along with collaboration and break out areas
- Shower facility
- Communal terrace
- Cycle storage

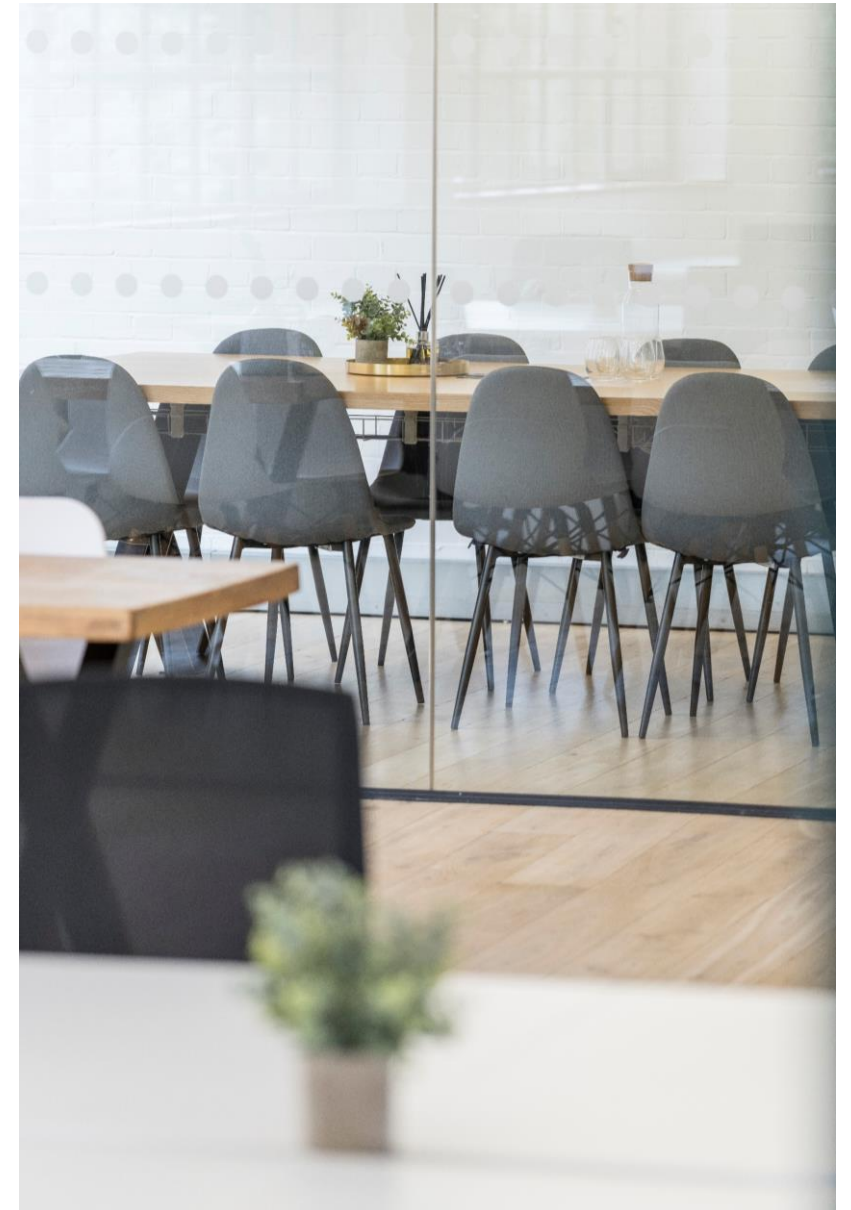
## Property Description

Situated between Old Street, Farringdon & Angel, 300 St John Street benefits from the best of all these vibrant areas. Farringdon is exceptionally well-connected, being one of four interchanges in London where passengers can access National Rail, London Underground services and The Elizabeth Line.

Angel is one of Central London's most exciting locations to live, work and socialise. Local amenities include Sadler's Wells Theatre, O2 Academy Islington, Almeida Theatre, Screen On The Green, Islington Central, Camden Passage retail as well being just moments away from the vibrant Exmouth Market, a buzzing social quarter, with gastro pubs, bars, shops, restaurants and cafés.







## Outgoings

### Terms

Flexible lease from 12 months+ direct from the Landlord

### Rent

£45.00 per Sq ft (exclusive)

### Rates

£18.00 per Sq Ft (estimated)

### Service Charge

£11 per Sq Ft (inclusive of fibre, utilities and office cleaning)

### Total approx.

£180,782 pa (£74.00 psf / £15,065 pcm) exclusive of VAT

### EPC Performance

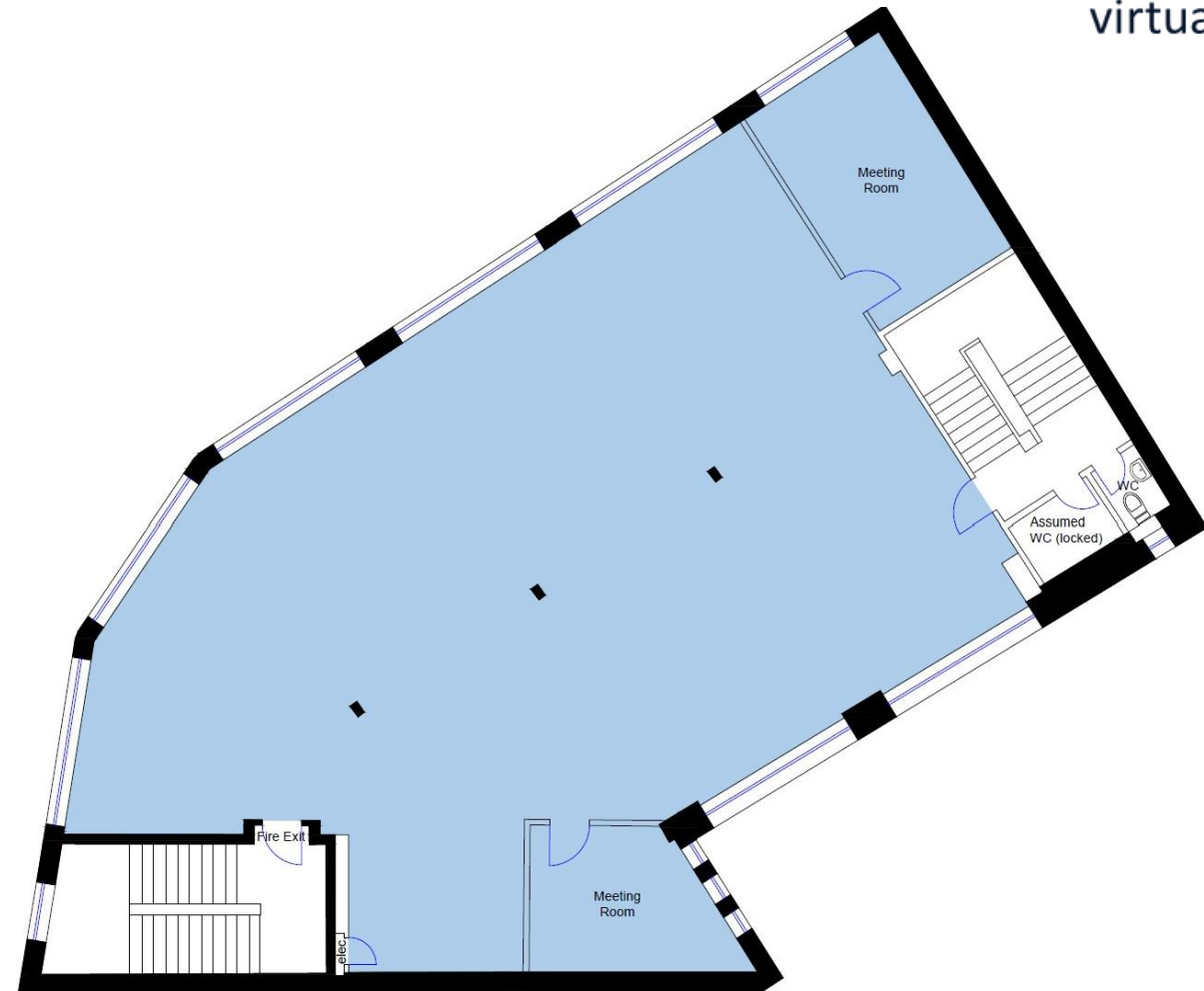
TBC

### VAT

The property is elected for VAT

## First Floor

2,443 Sq. ft / 227 Sq. m.





# FORTY ONE

REAL ESTATE

**All appointments to view must be arranged via sole agents, through:**

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