

Available Leased
or Managed



ABBAY HOUSE

74-76 St. John Street, Farringdon, London EC1M 4DZ



LEASE TERM

Available by way of a new lease directly from the landlord.

DESCRIPTION

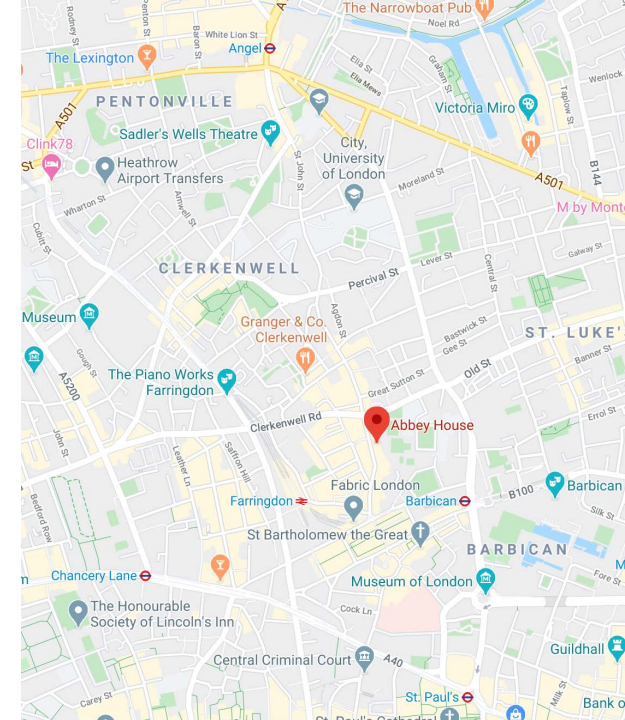
Retro office building in the heart of Clerkenwell with unrivalled views over the historic Charterhouse. Conveniently located within 5-mins walk of Cross Rail and Farringdon Road tube (Thameslink, Circle, Hammersmith & City and Metropolitan lines) and the historic Smithfield Market. Excellent value offices on one of Clerkenwell's most famous streets.

AMENITIES

- 100Mbps upload/download + backup line
- Fully fitted offices with 14-16 workstations
- Meeting rooms & break out areas
- Perimeter trunking
- Comfort cooling & heating
- LED lighting (depending on unit)
- Wood flooring (6th floor)
- Carpet flooring (1st & 2nd floor)
- Kitchenette
- Shower (Ground floor)
- Car parking
- Bike storage
- 6 person lift
- Entry phone system
- 24 hour access
- Excellent natural light
- EPC - C

AVAILABILITY

FLOOR:	AREA (SQ.FT)	RENT (PER SQ.FT)	BUSINESS RATES (PER SQ.FT)	SERVICE CHARGE (PER SQ.FT)	TOTAL COST (PER ANNUM)	STATUS
1st	1,065	£40.00	£15.22	£11.51	£71,068	Available
2nd	1,065	£40.00	£15.22	£11.51	£71,068	Available
6th	1,065	£50.00	£15.22	£11.51	£81,717	Available



CONTACT

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