

Prime Farringdon Freehold Opportunity
Owner Occupier / Refurbishment / Development

65-67
ST JOHN
STREET

London EC1M 4AN

INVESTMENT HIGHLIGHTS

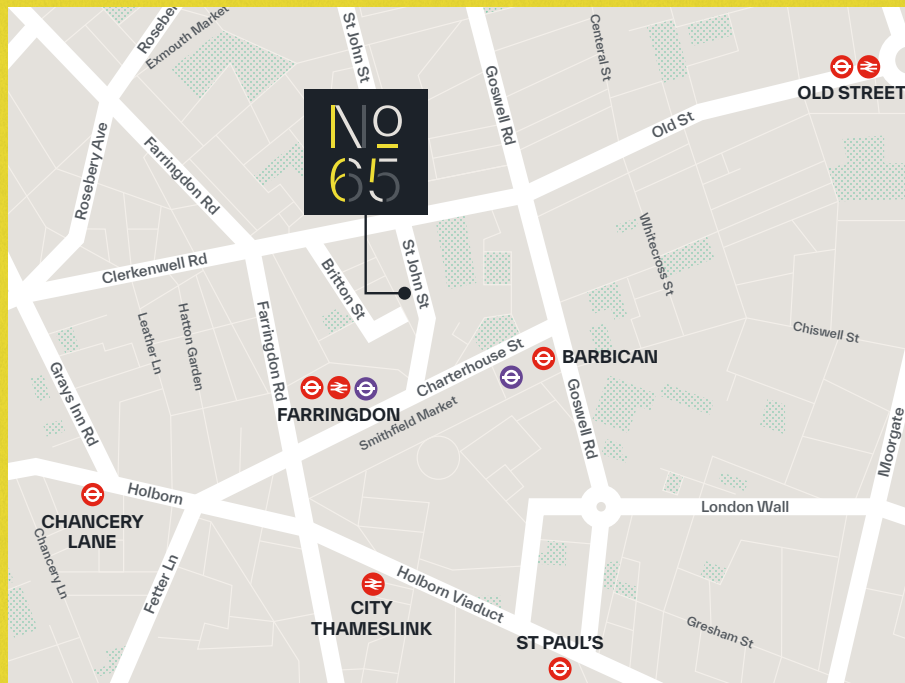
- Prime Farringdon freehold interest.
- For sale with full vacant possession.
- 320m / three minutes walk to all Farringdon Station entrances.
- NIA of 6,142 sq ft & GIA of 9,125 sq ft.
- Offers invited in excess of £3,250,000 (£529 per sq ft).
- Not elected for VAT.



LOCATION

Located on St John Street, the building is at the heart of Farringdon and Clerkenwell's lively social scene.

The area has a rich history and ties to the food and drinks trade. Today, it's home to a diverse mix of amenity offerings with restaurants, bars, hotels, gyms and cultural amenity. Farringdon attracts occupiers from many sectors – and is home to many of the key names in the creative industry.



CONNECTIONS

Farringdon station is just a short walk away and offers excellent travel connections in all directions across the city via the London Underground network.

The Elizabeth Line has transformed travel from the east to the west of London and beyond with a high frequency schedule and high capacity trains – expanding the transport options available to occupiers.



03 mins walk
FARRINGDON



04 mins walk
BARBICAN



05 mins
LIVERPOOL STREET*



6 mins
KING'S CROSS
ST PANCRAS



08 mins
BOND STREET*



12 mins
LONDON BRIDGE



39 mins
HEATHROW*



43 mins
GATWICK AIRPORT



* Journeys via Elizabeth Line. Journey times taken from the building. Source: TfL

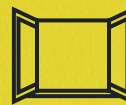
THE BUILDING

65-67 St John Street is a purpose built 1970's office building of concrete frame construction with a brick façade.

Internally, the property provides basic office accommodation from ground to fourth floors, with storage and plant located within the lower ground floor.



Open plan floors



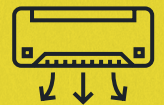
Double-glazed windows that open



Suspended ceilings



Integrated lighting



Air-conditioning & comfort cooling



Carpeted raised access floors



DDA W/C at ground floor



Passenger lift



Entryphone system



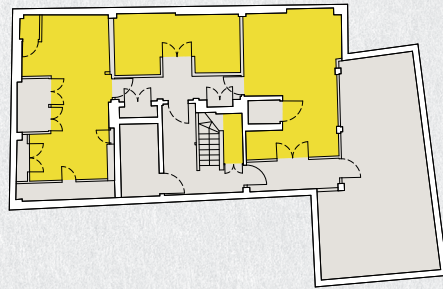
WCs on each floor



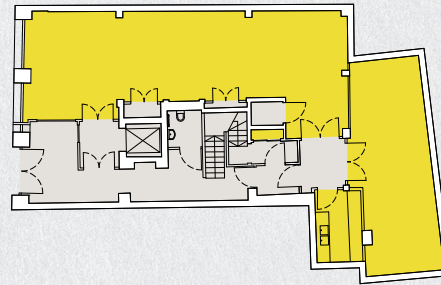
ACCOMMODATION

Floor	NIA (sq ft)	GIA (sq ft)
Fourth	787	1,094
Third	1,098	1,405
Second	1,101	1,410
First	1,102	1,409
Ground	1,268	1,914
Lower Ground	786	1,893
Total	6,142	9,125

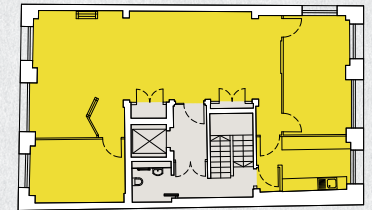
Lower Ground Floor
786 sq ft / 73 sq m (NIA)



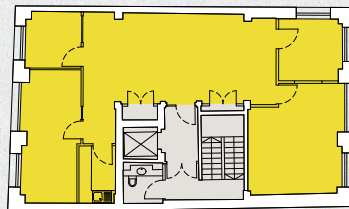
Ground Floor
1,268 sq ft / 117.8 sq m (NIA)



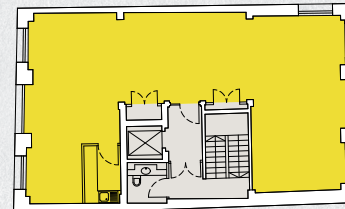
First Floor
1,102 sq ft / 102.4 sq m (NIA)



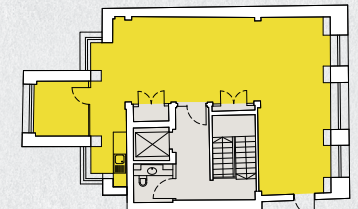
Second Floor
1,101 sq ft / 102.3 sq m (NIA)



Third Floor
1,098 sq ft / 102.1 sq m (NIA)




Fourth Floor
787 sq ft / 73.1 sq m (NIA)



The property has been independently measured by Sterling Temple.

A copy of the measured survey is available upon request.

 For indicative purposes only.
Not to scale.

FURTHER INFORMATION

Tenure

The property is held freehold under title number NGL834817.



EPC

The property has an EPC Rating of D-79.

VAT

The property is not elected for VAT.

Planning

Located in London Borough of Islington.

The building is located within the Clerkenwell Green conservation area.

The building is not listed.

Proposal

Offers invited in excess of £3,250,000 (£529 per sq ft)

Subject to contract.

Strictly through the joint sole selling agents.

ANTON PAGE 

020 7336 1313

Finn Ledwidge
finn@antonpage.com
07703 018 342

Harrison Turner
harrison@antonpage.com
07760 994 988

 **GRAHAM SIBBALD**

020 7224 2222

Charlie West
charlie.west@g-s.co.uk
07969 551 072

Kyle Nicholls
Kyle.Nicholls@g-s.co.uk
07810 602 853

Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract.

All areas quoted are approximate. September 2023