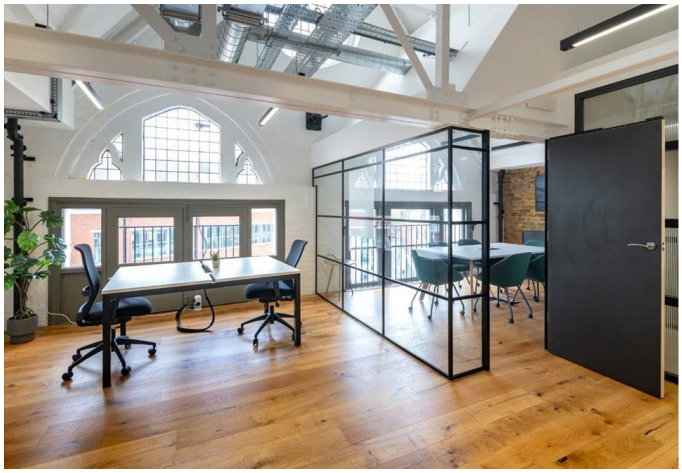
18-20 ST JOHN STREET EC1

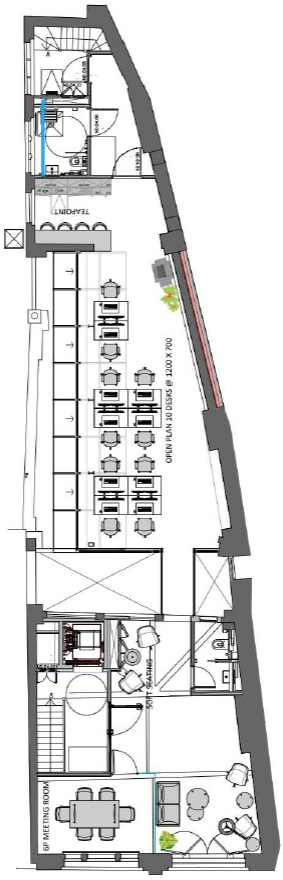


OVERVIEW

Beautifully converted warehouse space. The top floor of this refurbished building provides fully fitted workspace, including a meeting room, kitchen and breakout area.

AMENITIES

- Ready-to-occupy
- Top floor with exceptional natural light
- Air conditioning
- 6 person passenger lift
- High-speed fibre
- Meeting room, kitchen and breakout space
- Shower on each floor



TERMS

New lease from landlord.

SUMMARY

Available Size	1,116 sq ft
Floor:Fourth	1,116 sq ft
Price	£72.50 psf
Lease	New lease from landlord.
Business Rates	£29.50 psf
Service Charge	£19.97 psf
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

stephen@bureauoffice.co.uk

+44 (0) 7917 841 891

LOCATION

Positioned at the centre of Clerkenwell and Farringdon, this space combines a prime location with exceptional transport connectivity. Farringdon Station provides fast access across London and beyond via national and international rail links. The building is surrounded by an exceptional choice of cafes, bars and restaurants.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.