



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

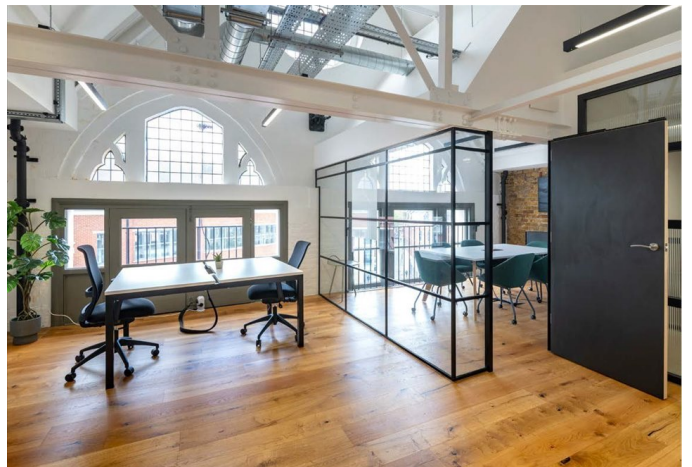
Air conditioning

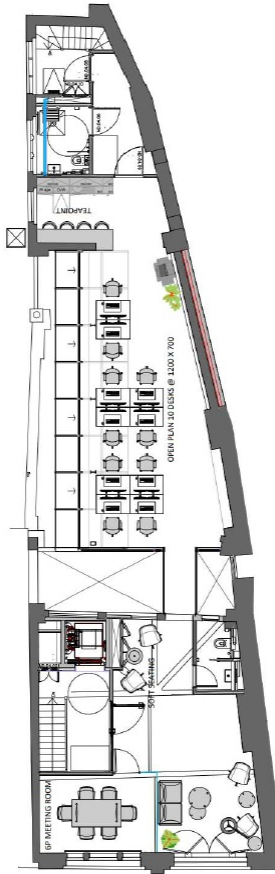
6 person passenger lift

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](mailto:stephen@bureauoffice.co.uk)

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## 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.

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