

# CFK

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12 St John's Square

Clerkenwell

London EC1

Short Term Lease Opportunity

Ground Floor Plug & Play Office 4500 ft<sup>2</sup>



# The Location

The building is situated on the south west side of St John's Square, just off Clerkenwell Rd, in the heart of Clerkenwell. With excellent communications, leisure facilities and shrouded in medieval history, the area is a favourite destination of a wide variety of office users, especially those involved in creative industries.

There are great communications & Farringdon station (Thameslink together with Circle, Metropolitan and Hammersmith & City lines) is within easy walking distance.

# Accommodation

A ground floor office of 4500 ft<sup>2</sup> with its own front door from St John's Square. The office comprises a large open plan area, together with reception, 2 interconnecting meeting rooms and a kitchen.

# Amenities

- Own front door
- Furnished
- Plug & play
- Fitted kitchen
- 2 Meeting rooms
- Air conditioned
- Raised floor
- 24 hour access







## Terms

A short term underlease is available until 1st June 2016 at an annual rent of £60.00 per ft<sup>2</sup>, INCLUSIVE of business rates, service charge and buildings insurance. The rent is subject to VAT.

## EPC

The energy performance for the building is D95.



## Viewing

By appointment through sole agents.

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**Subject to Contract**

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