

CFK

08700 533 755

www.cfklp.co.uk

**14 ST JOHN'S SQUARE
CLERKENWELL
LONDON EC1**

ENTIRE 2ND FLOOR - 8,200 SQ FT TO LET

**OPEN PLAN AIR CONDITIONED
OFFICE SPACE**



THE LOCATION

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

Communications to the West End and City are extremely good and Farringdon station is within 5 minutes walk.

TRANSPORT

- Farringdon Station (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)
- Barbican Station (Circle, Metropolitan, Hammersmith & City lines)
- Buses – 243, 55 and 153 (City, West End, Waterloo)

ACCOMMODATION

The entire 2nd floor providing 8,200 sq ft of air conditioned office accommodation.

The space is predominantly open plan and is presently laid out to provide a small number of separately partitioned offices.



AMENITIES

- Air Conditioning
- Raised Access Floor
- Branding Opportunity in Ground Floor Reception
- 24 Hour Access
- Automatic Passenger Lift

TERMS

A new underlease is available for a flexible term by arrangement at a quoting rent of £26.50 per sq ft per annum exclusive + VAT. Business rates payable this financial year for the 2nd floor are estimated at £8.60 per sq ft and service charge is to be confirmed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through joint sole agents:

CFK

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FOR FURTHER INFORMATION, VISIT OUR WEBSITES:

www.cfk-particulars.co.uk/st-johns-square/pdf/

www.cfkllp.co.uk

Subject to Contract



MISREPRESENTATION ACT 1967

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