

# Compton

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## Farringdon

Grant House  
56-60 St John Street  
EC1M 4HG

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Fully Fitted Office Floors Available  
in Prime St John Street - can be  
offered Fully Managed at £110 per  
sq ft.

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## For Rent

1,566 to 5,592 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

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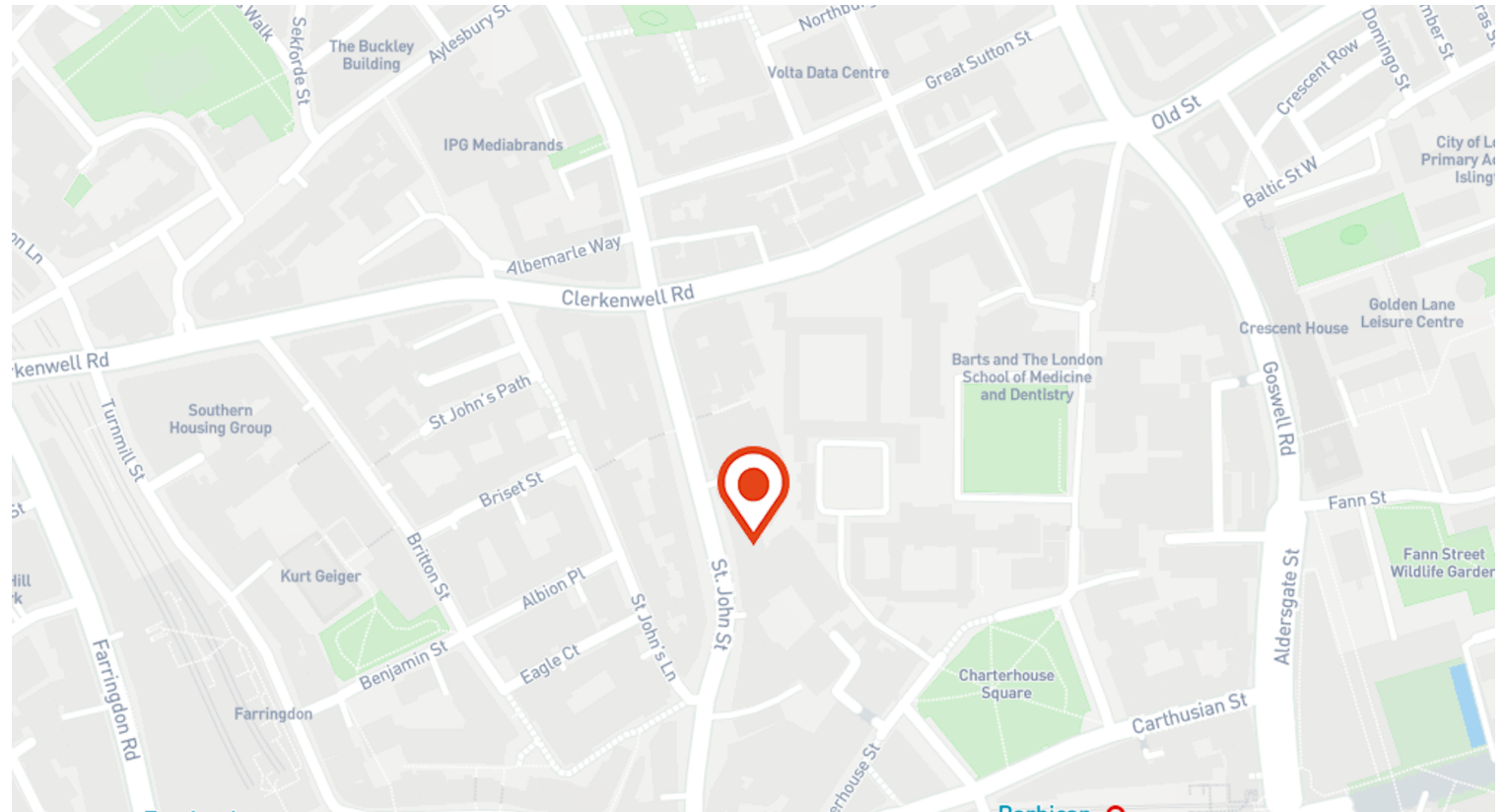
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## Location

Grant House, 56-60 St John Street is brilliantly situated on the east side of St John Street, equidistant between the Clerkenwell Road junction and Charterhouse Street in Smithfield.

Being located in the heart of Clerkenwell & Farringdon, it provides easy access to a wide variety of retail, shops, cafés, bars and restaurants such as the new Trattoria Brutto, Sessions Arts Club, The Eagle, Quality Chop House, Luca, Compton Restaurant and Smiths of Smithfield.

The building is also well connected within walking distance to both Underground and National Rail stations, together with the new Elizabeth Line at Farringdon station.

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Exterior

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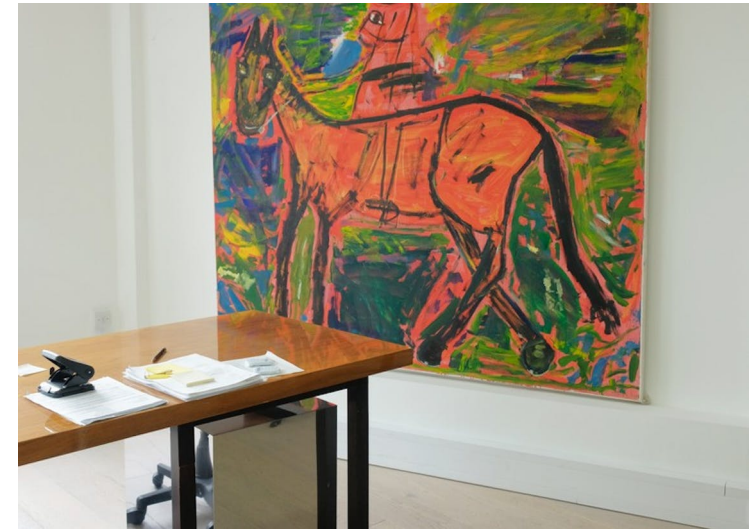
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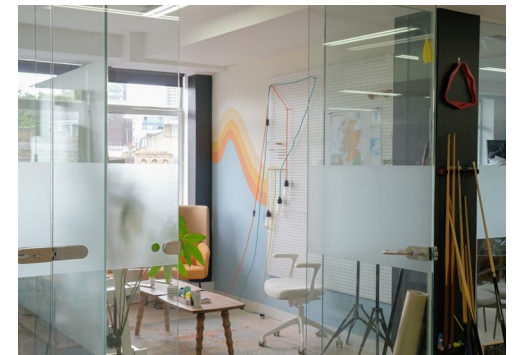
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## Amenities

- Located on Prime St John Street within the Clerkenwell Design District
- Available on a Fully Managed basis for £110 per sq ft.
- Building originally designed by Ben Adams Architects
- The 4th Floor Office is fully fitted with 16 Desks, 3 meeting rooms and a generous breakout area
- The 5th Floor Duplex is fully fitted with X Desks, 3 meeting rooms, a generous breakout area and wrap around terrace with views of St Paul's
- Manned Reception during working hours
- Superb natural light
- Passenger Lift
- Air Conditioning and Heating
- 4 minute walk to Farringdon Station with access to The Elizabeth Line, Underground and Thameslink Lines.

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## Description

Grant House, 56-60 St John Street, is a beautifully presented building ideally suited for office users looking to be located within the heart of Clerkenwell and Farringdon. The available floors are accessible via lift and have been fully fitted by the Landlord to be ready for immediate occupation. These contemporary workspaces feature excellent natural light with windows on multiple elevations, creating a bright and inspiring environment. Additionally, the 5th Floor Duplex benefits from a wrap around terrace with spectacular views of St Paul's.

All floors benefit from heating and A/C as well as self contained WC's. Each floor is available with the option of a Fully Managed solution via the Landlord.

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## Content

Watch the film



View on Website



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## Local Authority

London Borough of Islington

## Legal Costs

Each party to bear their own legal costs incurred in the transaction

## Terms

New Fully Repairing and Insuring Lease From the Landlord

## VAT

The building has been elected for VAT

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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
5th - Duplex	2,460	£72.50	£15.57	£8.50	£96.57	£19,796.85	£237,562.20	Available
4th	1,566	£62.50	£16.48	£8.50	£87.48	£11,416.14	£136,993.68	Available
3rd	1,566	£62.50	£16.48	£8.50	£87.48	£11,416.14	£136,993.68	Available

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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