

Farebrother

8-11 Saint John's Lane,  
London, EC1M 4BF

**OFFICE SPACE TO RENT**  
**550 - 4,050 SQ FT**

farebrother.com  
020 7405 4545

MAKE IT GREAT. MAKE IT BIG. MAKE IT WORK. MAKE IT SIMPLE.  
MAKE IT HAPPEN. MAKE IT IMPORTANT. MAKE IT POWERFUL.  
MAKE IT SOAR. MAKE IT AWESOME. MAKE IT UNFORGETTABLE.  
MAKE IT PROUD. MAKE IT CREATIVE. MAKE IT BETTER.  
MAKE IT BRILLIANT.



## DESCRIPTION

**Great value space moments away from Farringdon Station.**

Farebrother are delighted to be marketing a range of fitted and CAT A office space at 8-11 St John's Lane.

The building is located in the heart of Farringdon and we are offering economical office space, on flexible lease terms.





## ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
3rd Floor	1,750	Available	15 - 26
1st (Mezzanine)	550	Available	5 - 8
1st Floor	1,750	Available	15 - 26
Total	4,050		

## AMENITIES

- Fitted and CAT A floors
- Close to Farringdon Station
- Comfort Cooling
- Flexible lease terms
- 1 x Passenger Lift
- Kitchenette and break out space



## FURTHER INFORMATION

### Rent

£35.00-£39.50 per sq ft

### Service Charge

£8.65 per sq ft

### Rates

£23.00 per sq ft (est)

Mark Anstey

Farebrother

07841 684 901

manstey@farebrother.com

Harvey Widdowson

Farebrother

07732 649308

hwiddowson@farebrother.com

Richard Clayton

Lawson & Partners LLP

07500787306

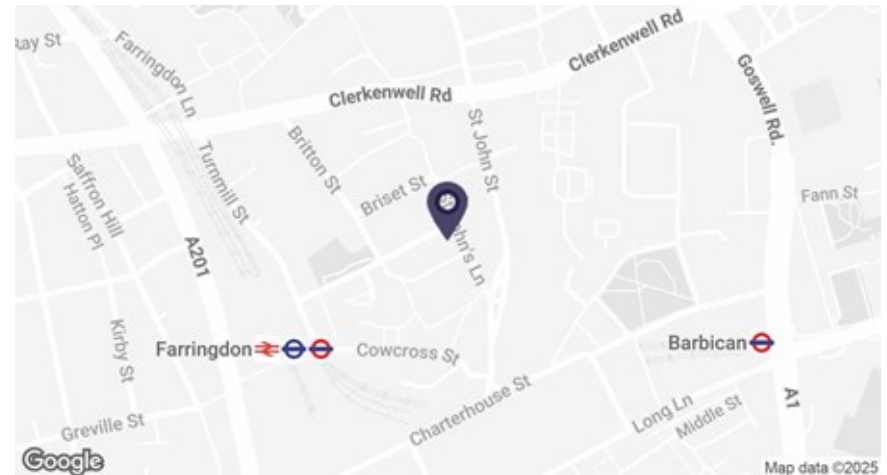
richard@lawsonandpartners.com

Subject to contract. Farebrother for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Farebrother nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. September 2025

## LOCATION

8-11 St John's Lane is situated in the heart of Farringdon providing easy access to a wide variety of retail, shops, cafés, bars and restaurants such as Trattoria Brutto, Luca, the St John Restaurant and Smiths of Smithfield.

The building is also incredibly connected, being within a stone's throw of Farringdon Station, giving access to Underground Services, National Rail stations and the Elizabeth Line, creating one of the most well connected London hubs.



# Farebrother

EXPERIENCED TRUSTED REAL ESTATE ADVISORS