

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

**TO LET**

**GROUND FLOOR SHOWROOM/OFFICE  
3,700 SQ FT APX.**



**6-8 ST JOHN'S SQUARE,  
LONDON EC1M 4NH**

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# 6-8 ST JOHN'S SQUARE, LONDON EC1M 4NH

## LOCATION

Situated on the south side of St John's Square, in an area steeped in local history, the premises is located in the heart of Clerkenwell, in an ideal spot for showrooms users. Neighbours include Herman Miller and Knoll opposite, Interface, Kurt Geiger and Atlas Concorde.

Transport links are excellent with Farringdon station (Circle, Elizabeth, Hammersmith & City, Metropolitan lines and national rail) within a couple of minutes walk.

## DESCRIPTION

The premise comprise the ground and lower ground floors of a former warehouse building, and has extensive window frontage on to both St John's Square and it's return on St John's Path, providing both branding and display opportunities and excellent natural light.

The property also boasts a private parking space, next to the entrance, thus ideal for deliveries and clients.

The ground floor also has a floor to ceiling height of in excess of 3 metres and each floor can be occupied independently, having a separate entrance, meeting room, kitchenette and WCs.

## AREA

*(all measurements are stated approx.)*

Ground floor	1,750 sq ft/162.58 sqm
Lower ground floor	1,950 sq ft/181.16 sqm
<b><u>Total</u></b>	<b><u>3,700 sq ft/343.74 sqm</u></b>

## AMENITIES

- \* Former warehouse building
- \* Air conditioning
- \* Parking
- \* Fully fitted
- \* Excellent natural light
- \* High speed internet
- \* Charming architectural features
- \* Excellent ceiling height
- \* Meeting rooms
- \* Shower

ANNUAL RENT	£200,000 per annum exclusive.
VAT	The premises is not elected for VAT.
BUSINESS RATES	Ground floor £22,829 per annum Lower ground floor £12,475 per annum  Relief may be available under the Retail, Hospitality and Leisure Scheme.  Interested parties are advised to confirm all information provided with Islington Council.
SERVICE CHARGE	£tbc/low
TENURE	New lease to be granted outside the provisions of section 24-28 of the Landlord & Tenant Act 1954.
EPC	B/36
VIEWING	Through sole agents

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