

BLUEBOOK



Address.

38-42 St. John Street, EC1M

Size.

5,590 sq ft

Possession.

Available Immediately

Overview.

Self contained building with exposed brickwork, beams and wooden flooring in the heart of Clerkenwell.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	1,929	179.21	Available
2nd	1,523	141.49	Available
1st	1,753	162.86	Available
Ground	385	35.77	Available
Total	5,590	519.33	

Specification.

Exposed brick work, Exposed wooden beams, Wooden flooring, Self contained, Air conditioning, LED lighting.

Financials.

Rent	£350,000 per annum
Rates Payable	£18 per sq ft Est.
Service Charge	N/A
EPC Rating	Upon enquiry

Contacts.

Whitney Bowrin

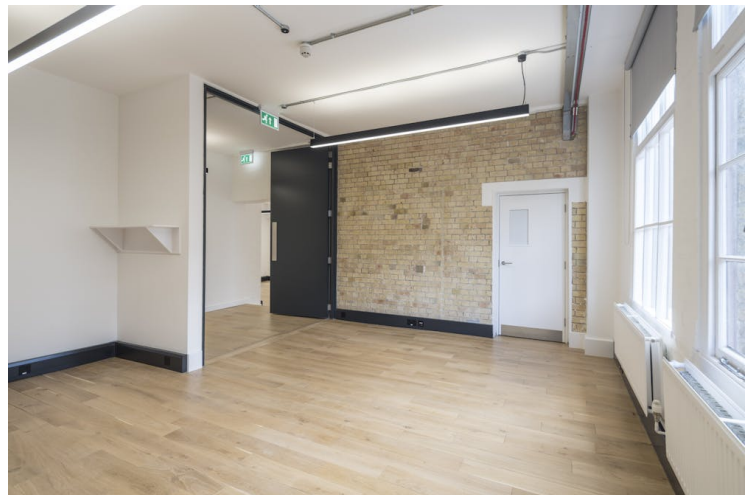
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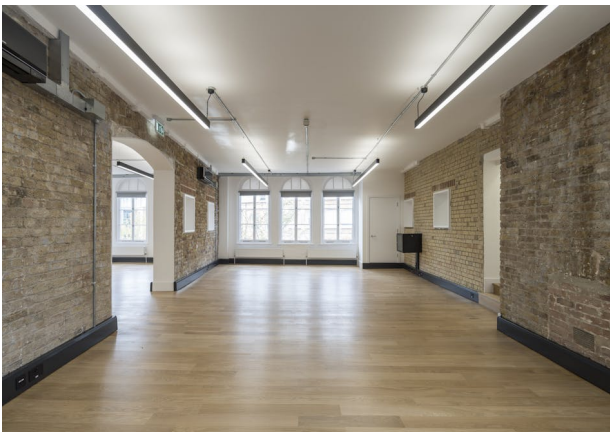
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These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 06/08/2024



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