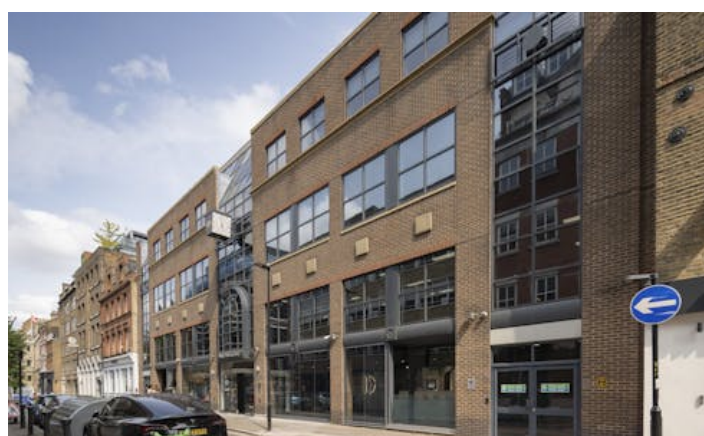
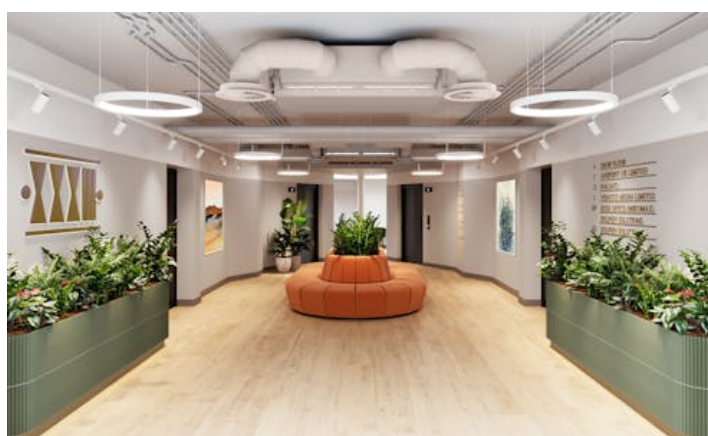
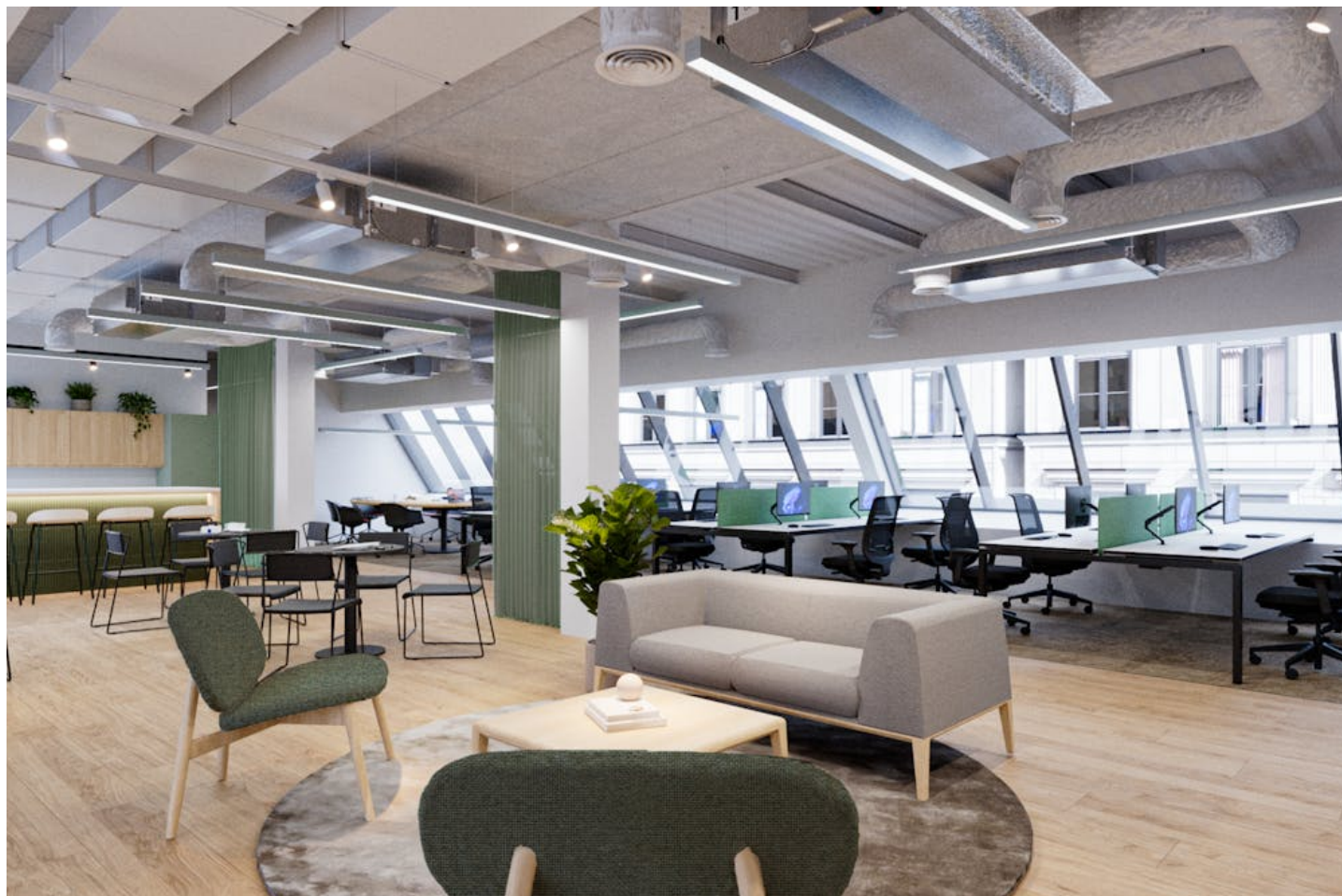


# ELLIS BROWN

## OFFICES TO LET

Newly refurbished, media style office accommodation in Clerkenwell's design district, just 3 minutes from Farringdon Station

Watchmaker Court, 33 St. John's Lane, EC1M 4BJ  
2,562 - 3,305 sq ft



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OFFICES TO LET

Watchmaker Court, 33 St. John's Lane, EC1M 4BJ  
2,562 - 3,305 sq ft

Description

Watchmaker Court sits on a former clock and watchmaking site, positioned in a charming, central Clerkenwell location. The building is undergoing a comprehensive refurbishment program to provide fully fitted and furnished media style accommodation with a new stylish reception. Floors benefit from excellent floor to ceiling height, abundant natural light and exposed services. The building also benefits from new end of journey facilities and communal break out spaces.

Location

The building is located on the East side of St John's Lane, close to St John's Square and Albion Place. Farringdon station is just moments away, one of the best connected stations in Central London with services on the Circle, Hammersmith & City, Metropolitan, Thameslink and Elizabeth Lines.

Accommodation

| Name   | sq ft  | sq m   | Rent          | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year  | Availability |
|--------|--------|--------|---------------|-----------------------|------------------------|-------------|-------------|--------------|
| Ground | 1,130  | 104.98 | £67.50 /sq ft | £17                   | £15.55                 | £9,421.38   | £113,056.50 | Under Offer  |
| 1st    | 3,305  | 307.04 | -             | On Application        | £15.55                 | £4,282.73   | £51,392.75  | Under Offer  |
| 2nd    | 3,305  | 307.04 | £75 /sq ft    | £17.97                | £15.55                 | £29,888.22  | £358,658.60 | Available    |
| 4th    | 2,562  | 238.02 | £75 /sq ft    | £20.15                | £15.55                 | £23,634.45  | £283,613.40 | Available    |
| Total  | 10,302 | 957.08 |               | £18.37                | £15.55                 | £67,226.78  | £806,721.25 |              |

Features

- Newly refurbished reception
- New end of journey facilities and bicycle storage
- Fully fitted and furnished
- Exposed services
- Demised W/C's
- Four pipe fan coil air-conditioning
- New LED Lighting

EPC

On application

Terms

On application

VAT

Applicable



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