

Compton

For Rent
**159 St. John Street
Clerkenwell EC1**



Fitted floors to let within a former
lift factory, now a landmark
Farringdon warehouse conversion.

For Rent

159 St. John Street
Clerkenwell EC1V

Size

3,006 - 34,847 Ft²

Rent

£52.50 - £67.50 per sq ft

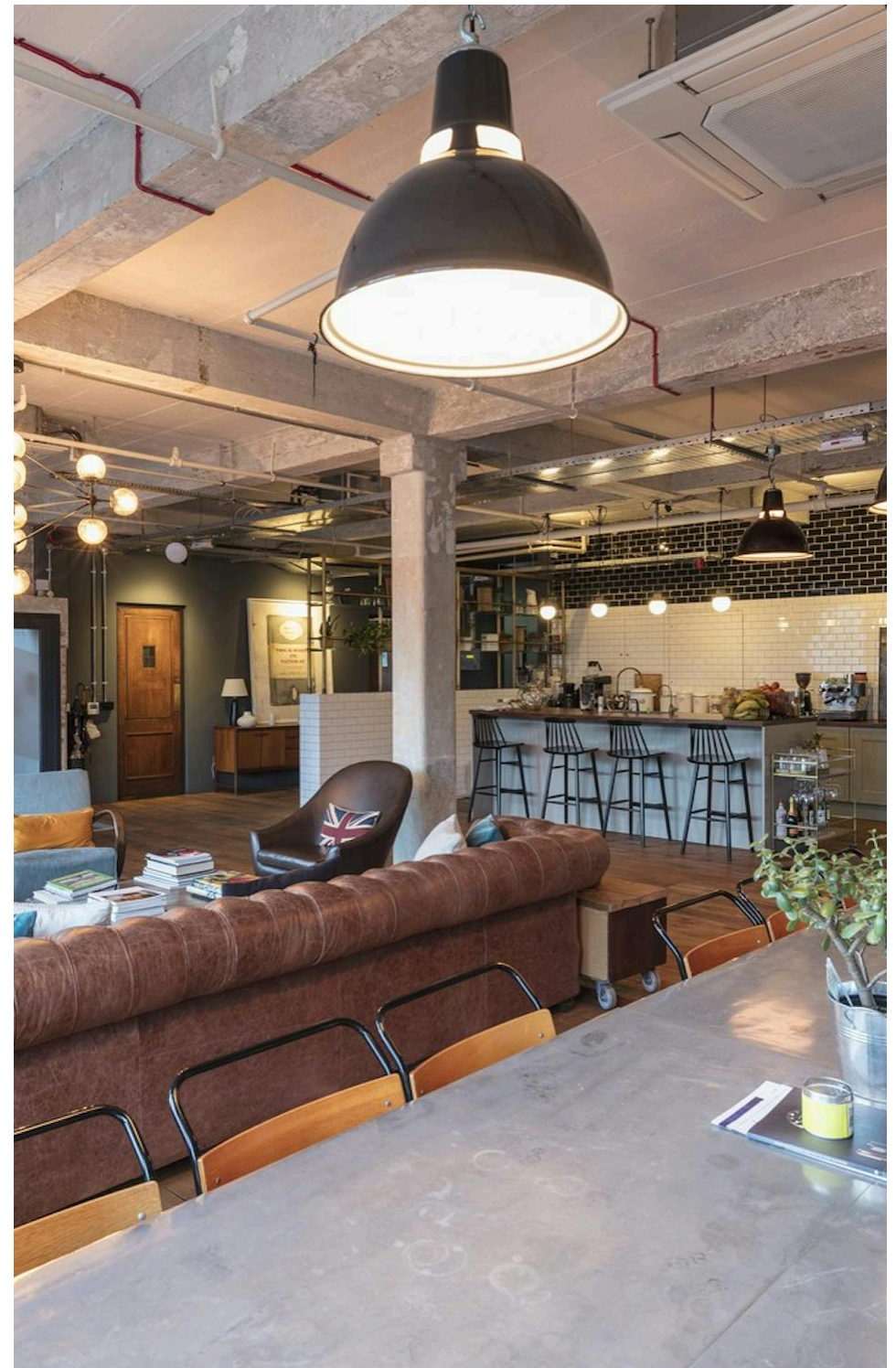
Fitout

Fitted

Description

159 St John Street, located in the heart of Clerkenwell, offers beautifully fitted office space spread across multiple floors within one of the area's most distinctive period buildings. The workspace is available by way of sublease until September 2029.

The accommodation is designed to maximise light, flow, and functionality across each level, and benefits from air conditioning and multiple passenger lifts.



For Rent

159 St. John Street
Clerkenwell EC1V

Meeting Room

Size

3,006 - 34,847 Ft²

Rent

£52.50 - £67.50 per sq ft

Fitout

Fitted



Compton

For Rent

159 St. John Street
Clerkenwell EC1V

Reception

Compton

5 — 14



For Rent

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Office



Break Out Space

For Rent

159 St. John Street
Clerkenwell EC1V

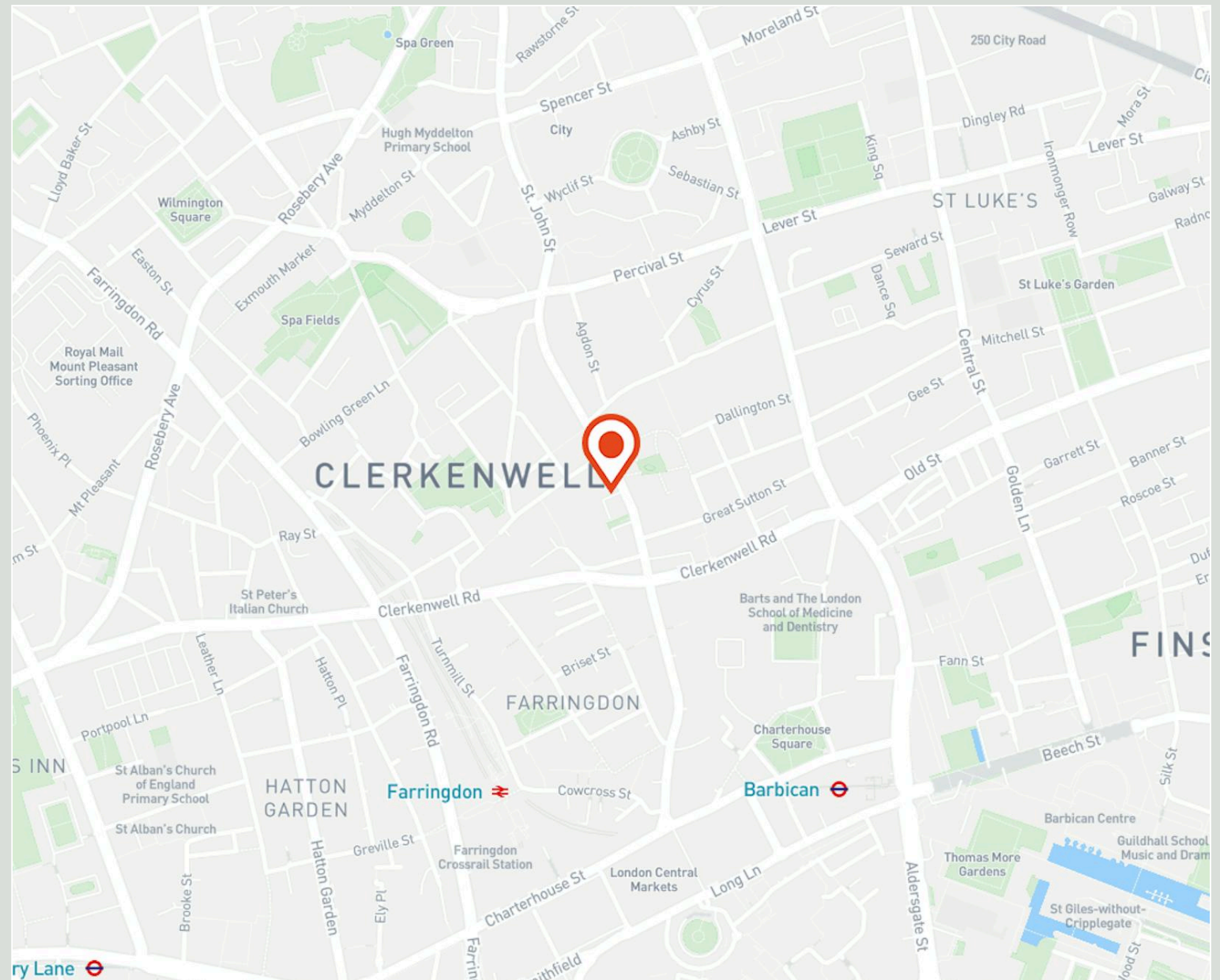
Location

At the centre of Clerkenwell, one of London's most vibrant and design-led districts, 159 St John Street combines character, connectivity, and culture in a truly exceptional setting

Clerkenwell is home to a diverse community of creative, design, tech, and professional occupiers, all drawn by the area's unique blend of heritage architecture and contemporary amenities.

Excellent transport links make commuting simple, with Farringdon Station (Elizabeth, Circle, Hammersmith & City, and Metropolitan lines, plus Thameslink) just moments away. The Elizabeth Line connects directly to the West End, City, and Heathrow, placing Clerkenwell at the centre of London's business and lifestyle network.

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Office

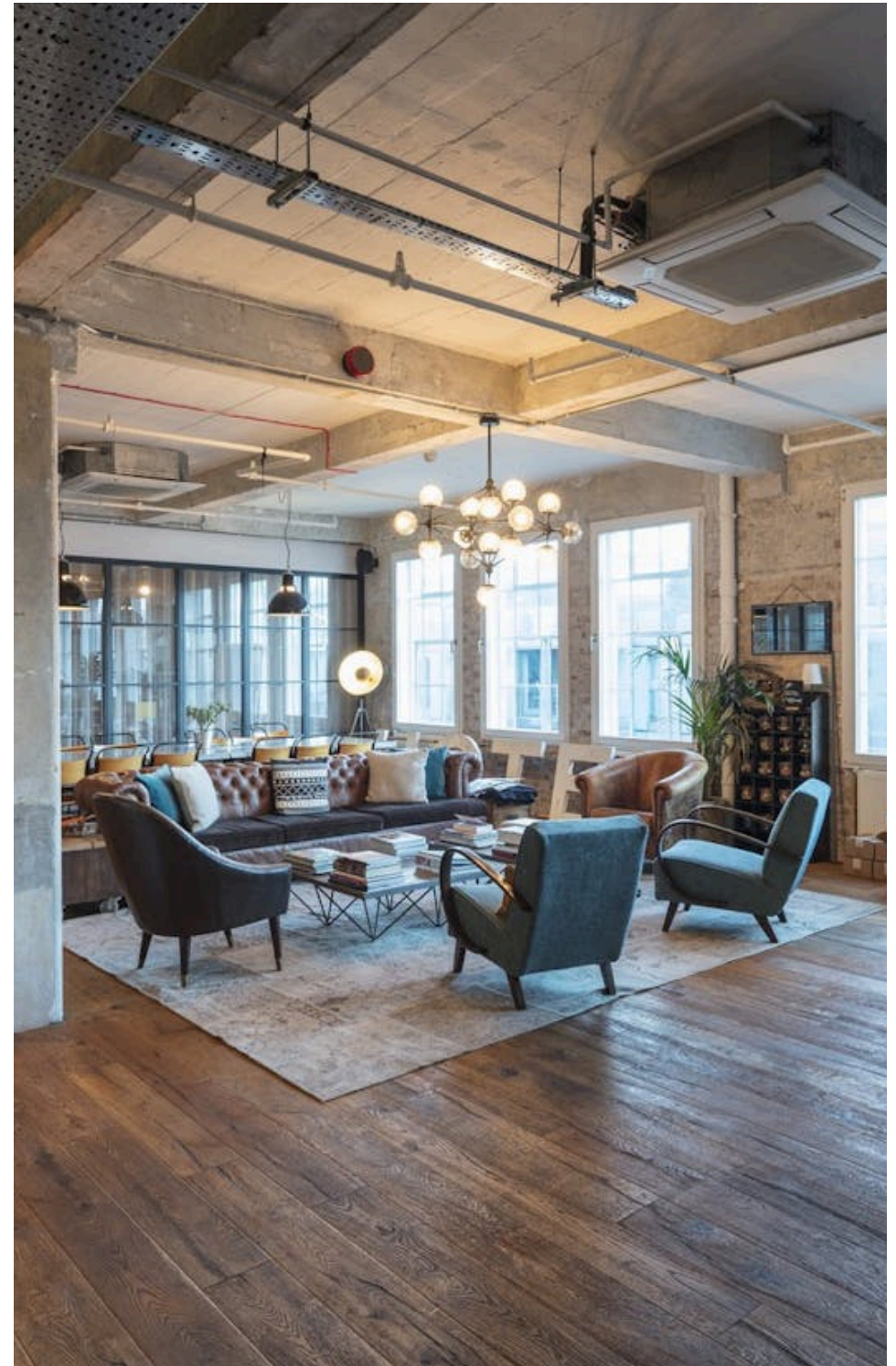


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Clerkenwell EC1V

Amenities

- Fully fitted office space within one of Clerkenwell's most characterful period buildings
- Floors available individually by way of sublease until September 2029
- Air-conditioned throughout with a passenger lift serving all floors
- Moments from Farringdon Station (Elizabeth, Circle, H&C, Metropolitan, Thameslink)
- Excellent natural light and efficient open-plan layout

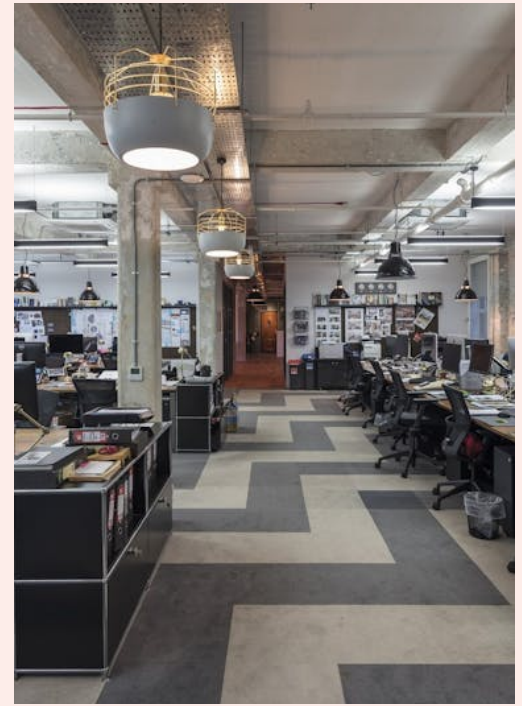


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159 St. John Street
Clerkenwell EC1V

Office



Meeting Room

For Rent

159 St. John Street
Clerkenwell EC1V

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
5th	3,006	£59.50	£21.23	£8.78	£22,422.26	£269,067.06	Available
3rd	5,971	£67.50	£22.30	£8.68	£49,002.01	£588,024.08	Available
2nd - (Duplex to be let with 1st Floor)	6,111	£67.50	£21.25	£7.29	£48,908.37	£586,900.44	Available
1st - (Duplex to be let with 2nd Floor)	6,317	£67.50	£21.23	£7.28	£50,541.26	£606,495.17	Available
Ground - (To be let with Lower Ground)	6,521	£52.50	£15.58	£7.14	£40,875.80	£490,509.62	Available
Lower Ground - (To be let with Ground Floor)	6,921	£52.50	£15.58	£7.14	£43,383.14	£520,597.62	Available
Total	34,847	£61.17	£19.53	£7.72	£255,132.84	£3,061,593.99	

For Rent

159 St. John Street
Clerkenwell EC1V

Term

Floors available individually by way
of sublease until September 2029

Tenure

Sublease

Availability

Available Immediately

VAT

Applicable

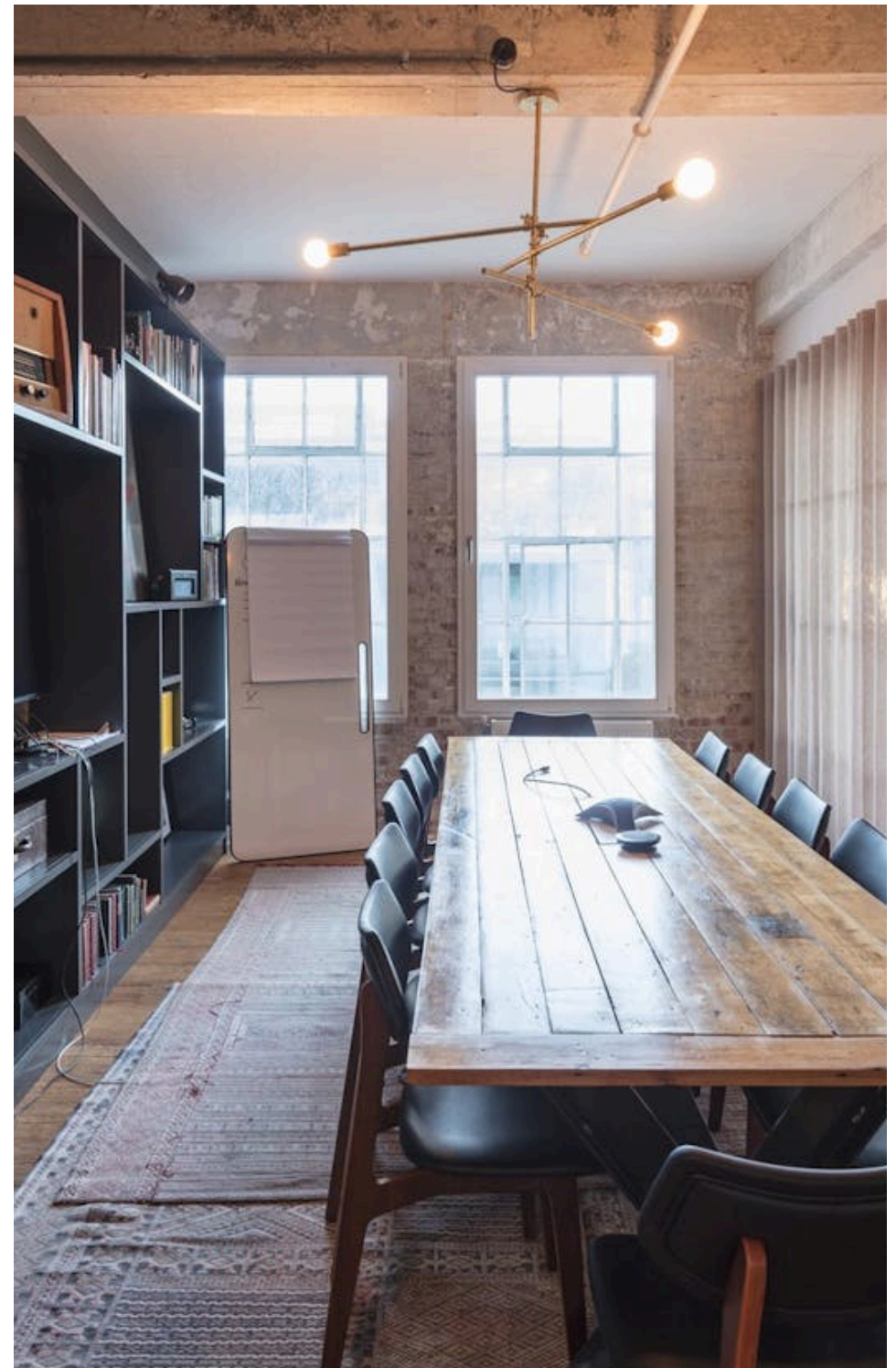
Compton Concierge

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Contact Us

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