

Compton

For Rent
159 St John Street
Clerkenwell EC1



Unique triplex office suite in one of
Farringdon's most historic
converted warehouse buildings
available immediately

For Rent

159 St John Street
Clerkenwell EC1V

Size

5,617 - 7,841 Ft²

Rent

£67.50 per sq ft

Fitout

Fitted

Description

Discover the unique charm and historical significance of 159 St John Street, a captivating property located in the heart of Farringdon. This distinguished building is not only a testament to the architectural elegance of its time but also a notable landmark in the evolution of engineering and technology in London.

Originally home to the renowned engineering firm Hammond and Champness, 159 St John Street played a pivotal role in the advancement of lift technology during the late 19th and early 20th centuries. The innovative lift installed within this property remains a highlight, showcasing the engineering prowess of the era and adding to the building's character.



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Architecturally, the property boasts classic features that reflect its rich history. With its striking facade and intricate detailing, it stands as a proud representation of the craftsmanship of its time. Inside, the layout offers a blend of historic charm and modern functionality, making it an ideal office space.

This rarely available triplex unit, spread across 4th, 5th & 6th floors, provides best in class space with a uniqueness like no other.



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4th floor

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External



For Rent

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4th floor



4th floor



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Location

Nestled in the vibrant heart of Clerkenwell, 159 St John Street offers a prime location that perfectly blends historical charm with modern convenience. Surrounded by an eclectic mix of trendy cafes, gourmet restaurants, and boutique shops, this area is a hub of cultural activity and creativity.

Clerkenwell & Farringdon is well-connected, with excellent transport links including the London Underground, National Rail services, and the Elizabeth Line, making it easy to navigate The City, West End and beyond. The nearby Smithfield Market adds to the neighborhood's character, while iconic landmarks such as St John's Gate and Clerkenwell Green are just a short stroll away.



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4th floor

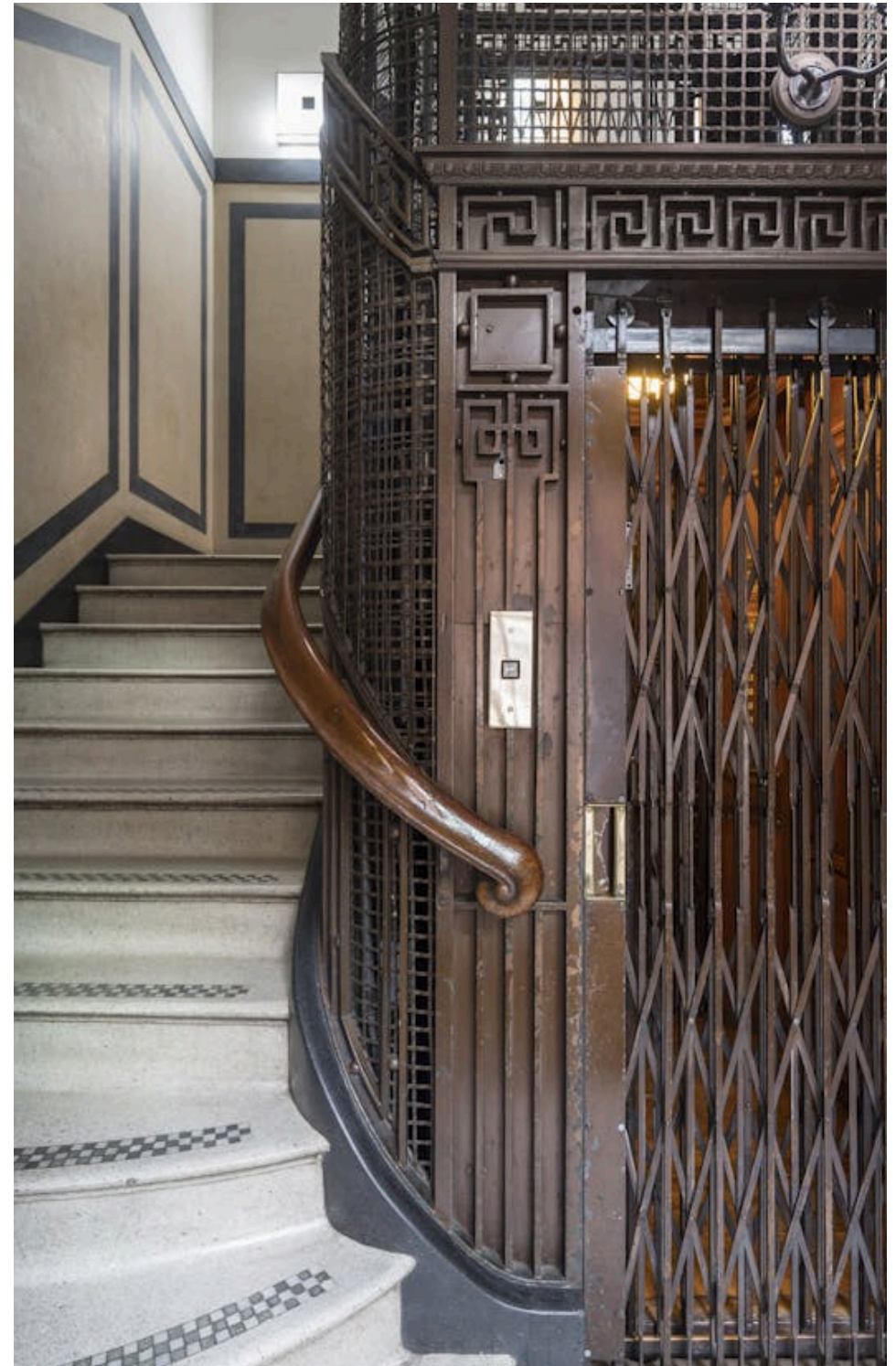


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Amenities

- Triplex suite across 4th, 5th & 6th floors
- Characterful features throughout
- Restored Hammond and Champness passenger lift plus 2 new Mitsubishi lifts
- Large goods lift
- Excellent natural daylight
- Accommodation for 50 - 80 workstations
- Multiple existing meeting rooms
- Air conditioning
- Large kitchenette
- Ample breakout areas
- Generous floor to ceiling height

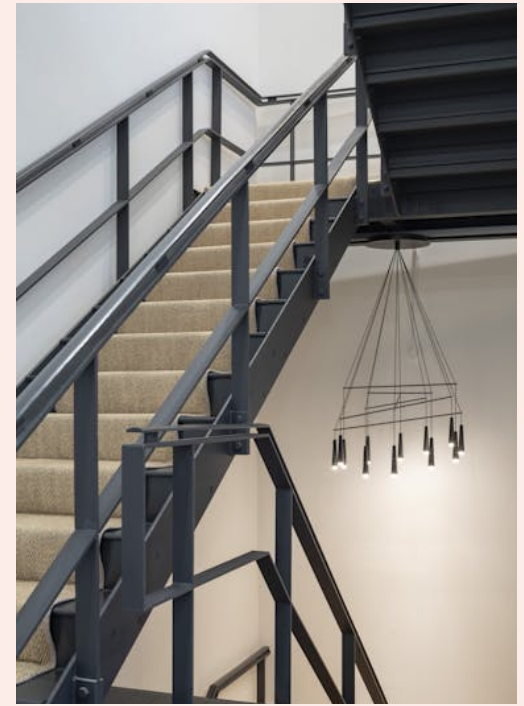


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Interconnecting staircase



6th Floor

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
5th - & 6th	2,224	£67.50	£20.02	£10	£97.52	£18,073.71	£216,884.48	Available
4th	5,617	£67.50	£20.02	£10	£97.52	£45,647.49	£547,769.84	Available
Total	7,841	£67.50	£20.02	£10	£97.52	£63,721.20	£764,654.32	

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Terms

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

VAT

The building is elected for VAT

Local Authority

The London Borough of Islington

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

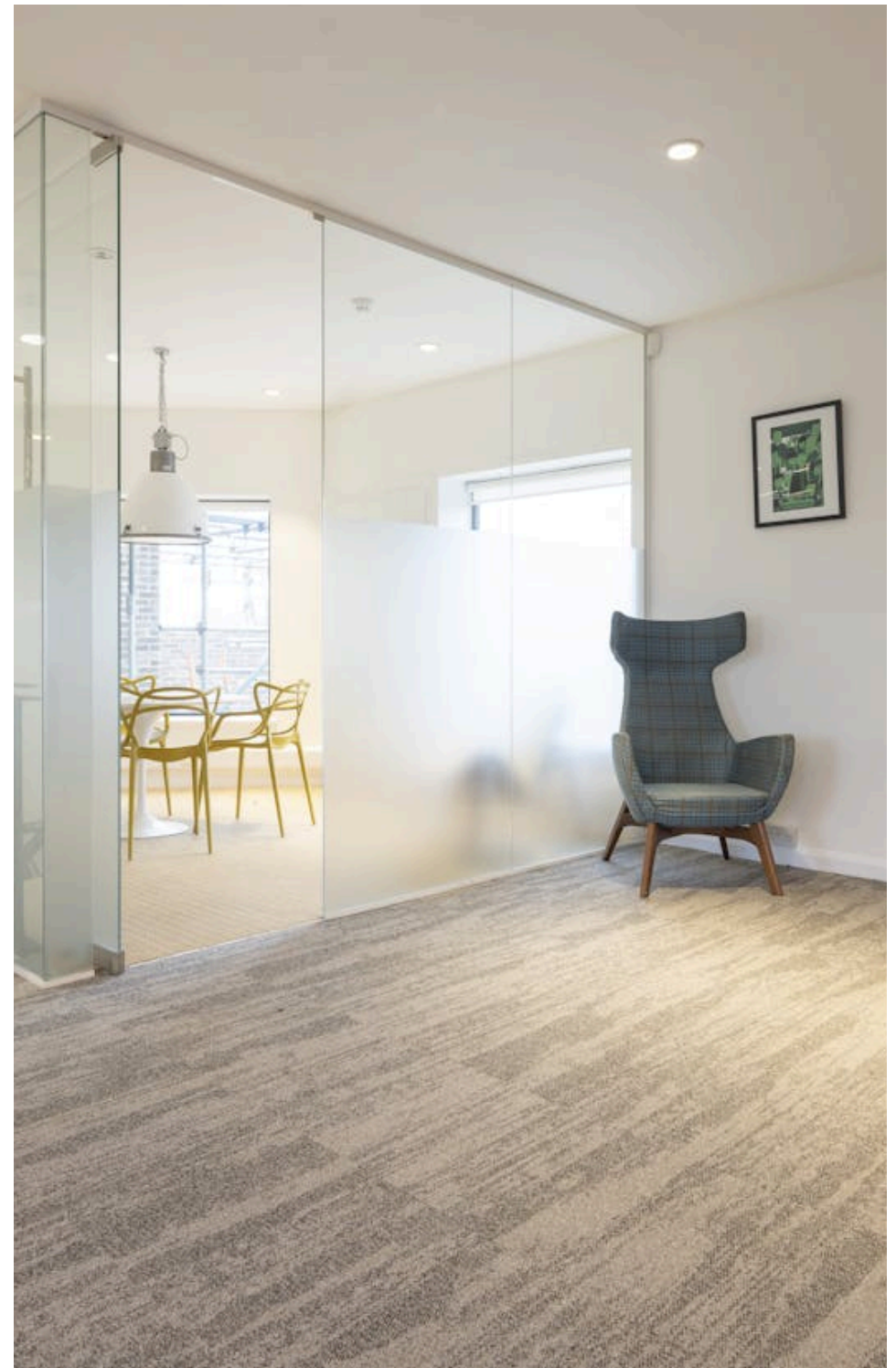
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