

# PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA  
Tel: 020 7251 9226 | Fax: 020 7253 7480 | [agency@jarviskeller.co.uk](mailto:agency@jarviskeller.co.uk)

Property Consultants  
& Estate Agents

## **TO LET, FURNISHED** **500 SQ FT MEDIA STYLE OFFICE** **5 MINS FROM FARRINGDON STATION**

**\*\* 100% SMALL BUSINESS RATES RELIEF AVAILABLE \*\***

**\*\* SHOWER & SECURE BIKE STORAGE \*\***



## **30 ST JOHN'S LANE, CLERKENWELL EC1M 4NB**

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# 30 ST JOHN'S LANE, CLERKENWELL EC1M 4NB

LOCATION	<p>The premises are situated on the east side of St John's Lane, very close to St John's Square, in an area rich in local history.</p> <p>Farringdon Station is within 0.2 miles - Metropolitan, Hammersmith &amp; City and Circle lines, Thameslink and Crossrail. Direct links are therefore available to the City, West End, Canary Wharf and three of London's five airports.</p>
DESCRIPTION	<p>The premises comprise an open plan, 3<sup>rd</sup> floor office with wood flooring, air conditioning, kitchenette, video entry system, "call booth" and a large demised separate storage room adjacent to the office. The Building also benefits from a shower, 3 WCs and secure cycle storage.</p> <p>The premises has been newly furnished with desks, meeting table and chairs.</p>
AREA <i>(all measurements are stated approx.)</i>	<p>Office 380 sq ft / 35.30 sqm Storage 120 sq ft / 11.15 sqm</p> <p><b>Total 500 sq ft / 46.45 sqm</b></p>
AMENITIES	<ul style="list-style-type: none"><li>* Fully fitted office</li><li>* Good natural light</li><li>* Kitchenette</li><li>* Shower</li><li>* Newly furnished</li><li>* Separate storage</li><li>* Air conditioning</li><li>* Period property</li><li>* Secure bicycle storage</li><li>* "Call booth" room</li></ul>
RENT	£19,750 per annum exclusive
BUSINESS RATES	<p>We understand that the rateable value of the premises is £9,400. This is not the rates you pay. We understand that full relief from payment of business rates is available for parties qualifying for Small Business Rates Relief. We advise interested parties to obtain confirmation from the London Borough of Islington.</p>
SERVICE CHARGE	£4,000 p.a. to include gas central heating and hot water.
TENURE	A new, effective Full, Repairing and Insuring lease to be granted direct from the Freeholder.
LEGAL COSTS	Each party to pay their own legal costs.
EPC	C – 71
VIEWING	Through sole agents <b>JARVIS KELLER</b>

**John Keller**  
**07876 245 302**  
**[john@jarviskeller.co.uk](mailto:john@jarviskeller.co.uk)**