

Compton

*For Rent*  
14 St. John's Lane  
Farringdon EC1



A 21,000 sq ft building reimaged  
for the future of business. Centrally  
located in London's cultural hub of  
Clerkenwell.

*For Rent*

14 St. John's Lane  
Farringdon EC1M

**Size**

2,486 - 16,100 Ft<sup>2</sup>

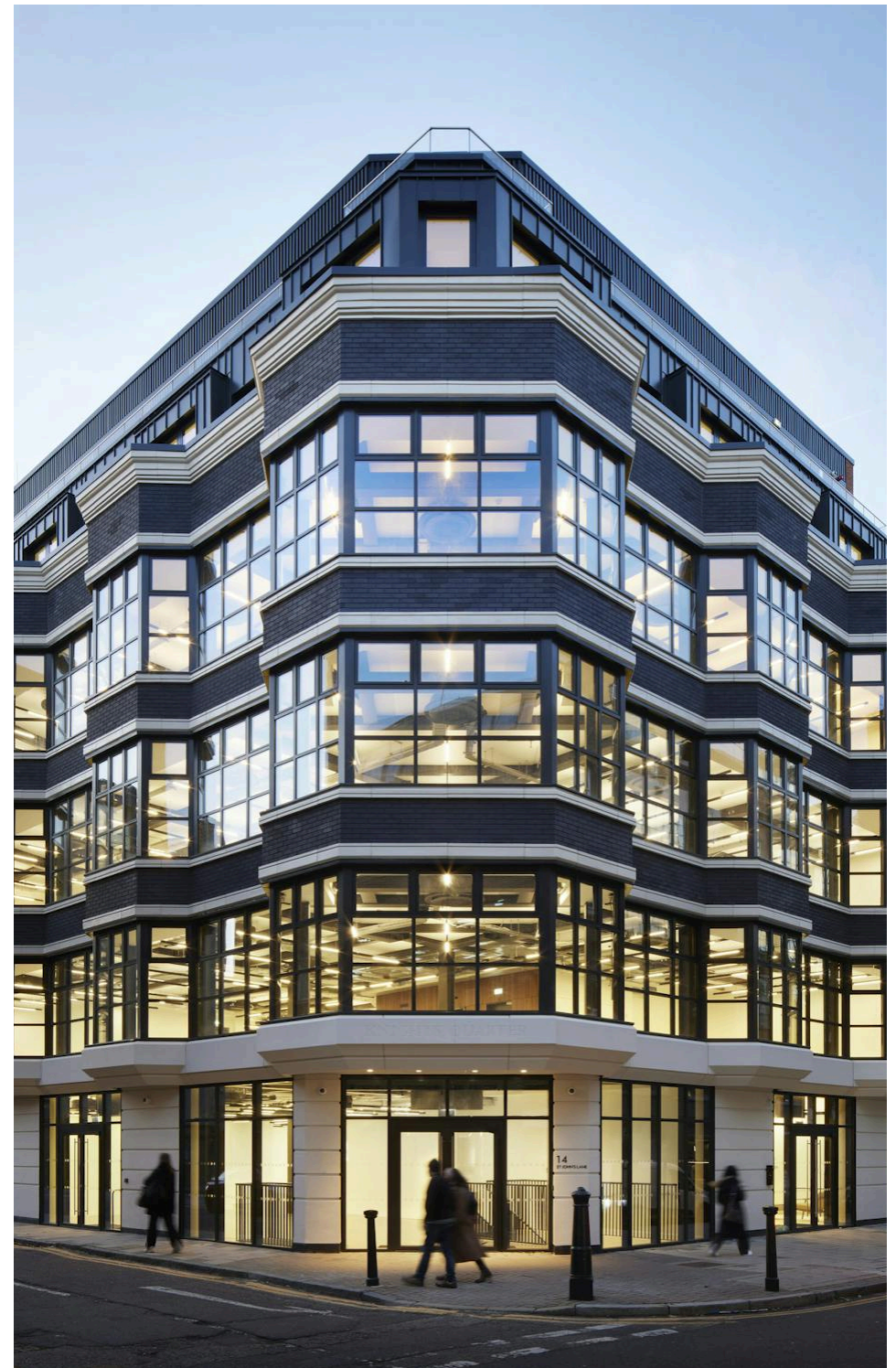
**Fitout**

Not Fitted. Floors can be fitted,  
subject to deal terms.

**Description**

Brand new, corner-positioned and reimagined for the future of business, this 21,000 sq ft Clerkenwell building with 16,100 Sq Ft remaining sets a new benchmark for modern workspace. Located in the heart of London's cultural hub, it combines striking design with exceptional connectivity and amenities. High-specification finishes, dual-aspect floorplates and excellent natural light complete this best-in-class opportunity.

Sustainability is central, with BREEAM Excellent, WiredScore Gold, EPC A and solar panels.



*For Rent*

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*Reception*

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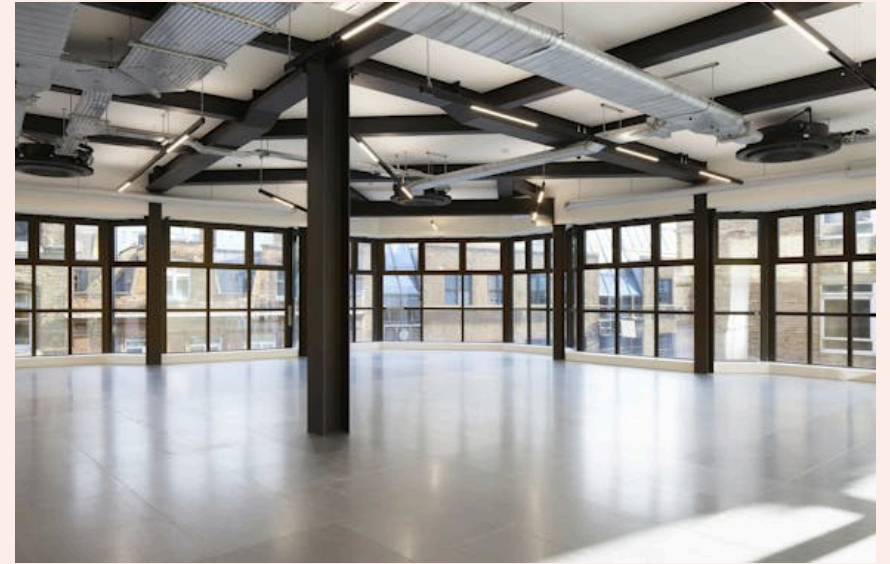
Internal



*For Rent*

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*Internal*



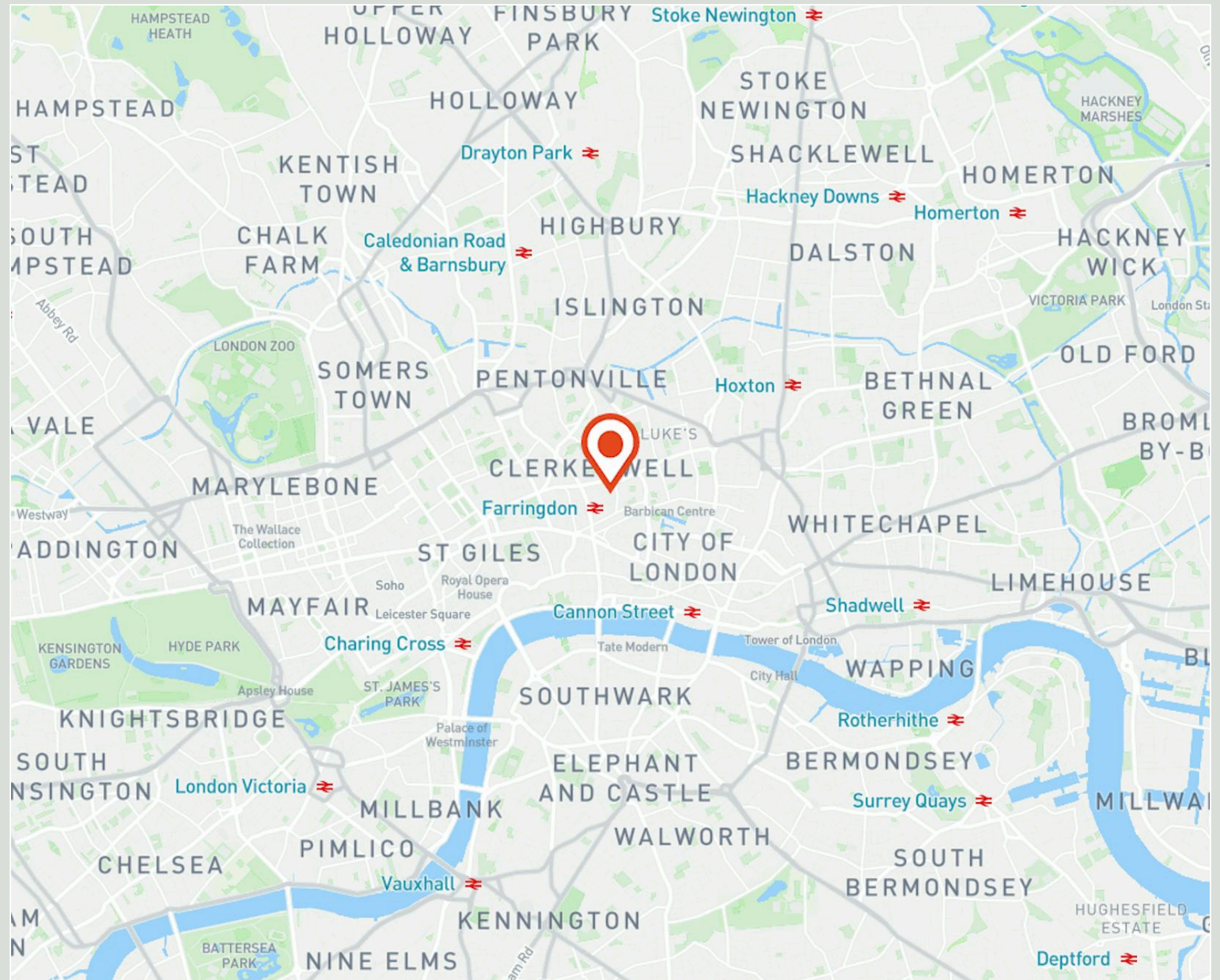
*Views*

*For Rent*

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*Location*

Situated in the heart of Clerkenwell & Farringdon, 14 St John's Lane is surrounded by a vibrant cultural scene and enjoys exceptional connectivity to neighbouring districts. Farringdon Station, just a short walk away, serves as one of London's most significant transport hubs, offering access to the Circle, Hammersmith & City, and Metropolitan lines, as well as Thameslink and the recently opened Elizabeth Line. These connections provide direct, rapid links to key commercial districts such as the West End, City Core, Canary Wharf, and Heathrow Airport, while the nearby districts of Old Street and Shoreditch attract leading tech and creative businesses.



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Interior

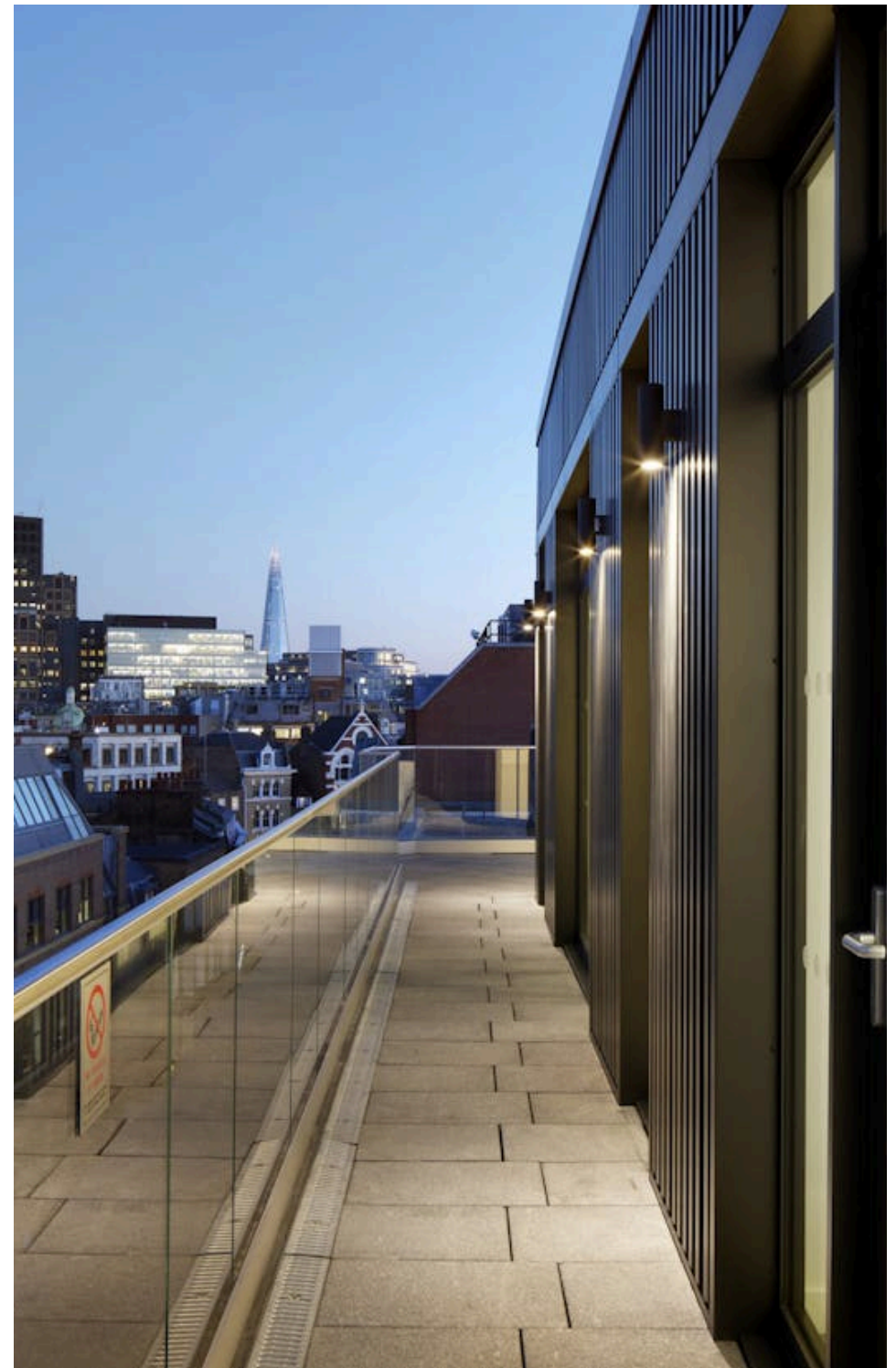


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**Amenities**

- Brand new corner position building
- High specification throughout
- Excellent natural light with dual aspect
- 2.7m ceiling heights
- 2x 13 person lifts
- Private terrace on 5th floor
- 24 bike spaces and 3 showers
- Brand new Air Conditioning system
- Short walking distance to Farringdon Station
- Self contained Ground and Lower Ground unit
- Solar Panels
- Sustainability at the heart with BREEAM Excellent and Wiredscore Gold credentials
- EPC A

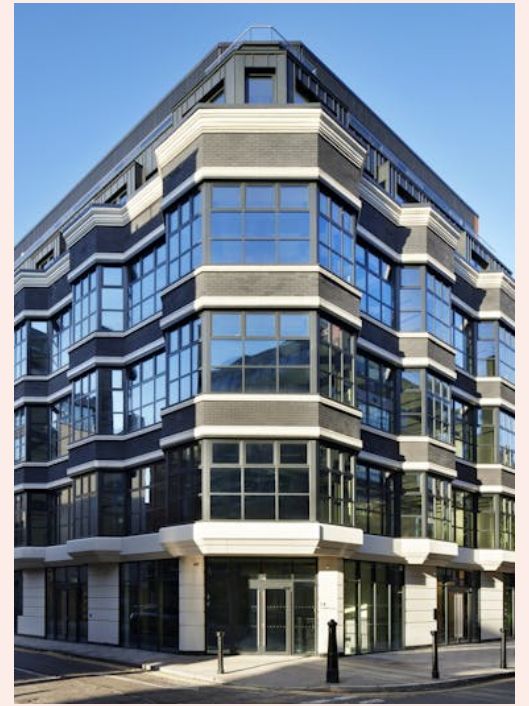


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*External*



*Internal*

For Rent

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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	2,435	£95	£27.50	£16	£138.50	£28,103.96	£337,247.50	Available
4th	3,125	£90	£27.50	£16	£133.50	£34,765.63	£417,187.50	Available
3rd	3,507	£85	£27.50	£16	£128.50	£37,554.13	£450,649.50	Available
2nd	3,507	£85	£27.50	£16	£128.50	£37,554.13	£450,649.50	Available
1st	3,526	£85	£27.50	£16	£128.50	£37,757.58	£453,091	Available
<b>Total</b>	<b>16,100</b>	<b>£88</b>	<b>£27.50</b>	<b>£16</b>	<b>£131.50</b>	<b>£175,735.43</b>	<b>£2,108,825</b>	

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**Terms**

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

**VAT**

The property is elected for VAT.

**Tenure**

New Lease

**Availability**

Available Immediately

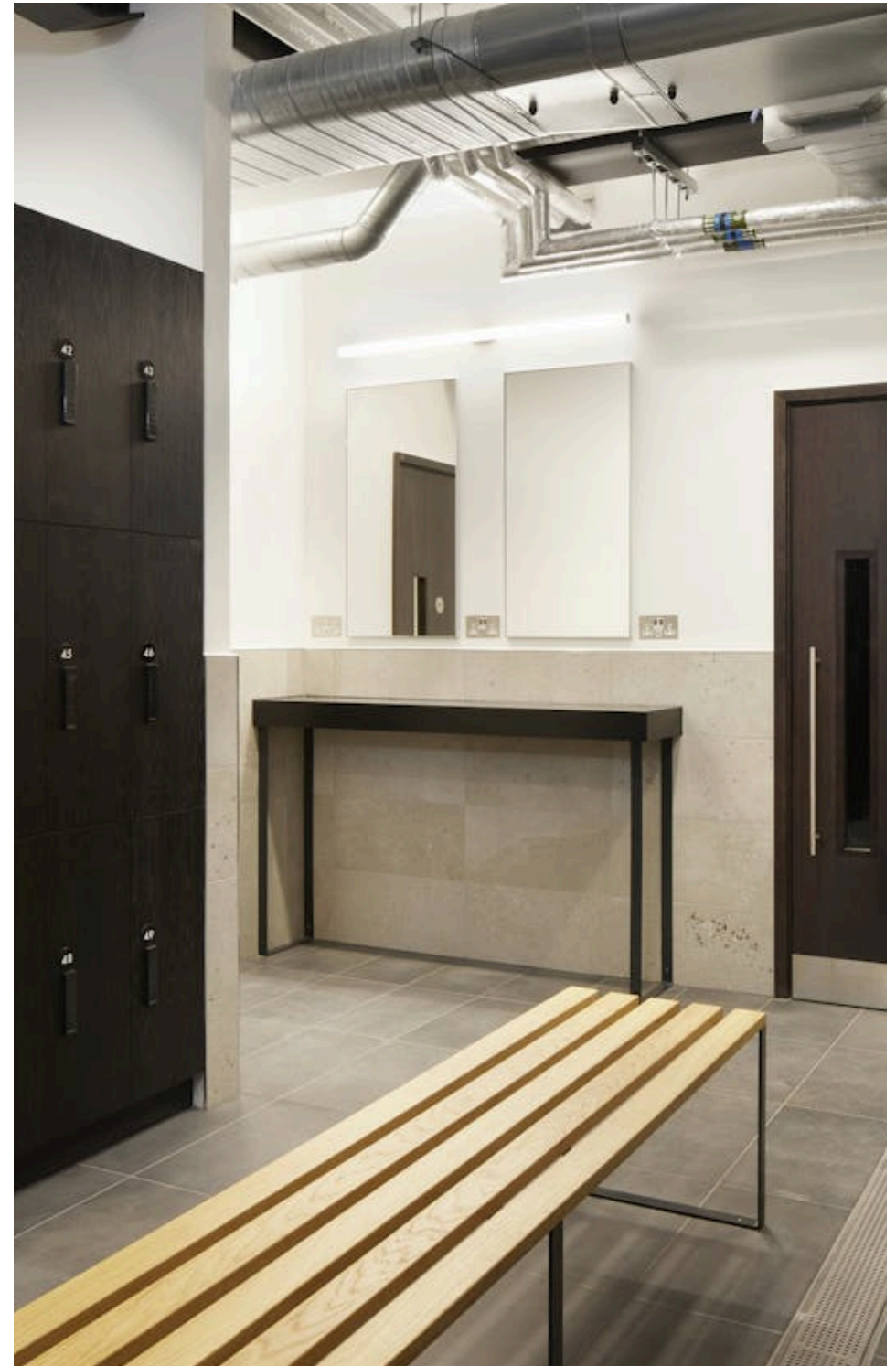
**Compton Concierge**

Want your workspace *managed*?

Find out more

[compton.london/concierge](https://compton.london/concierge)

Compton



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