

Compton

For Rent
**38-42 St John Street
Farringdon EC1**



Charming Converted Warehouse
Building Available on Prime St John
Street on a Self-contained or Floor
by Floor basis.

For Rent

38-42 St John Street
Farringdon EC1M

Size

5,590 Ft²

Rent

£92,558.40 - £395,772 per annum

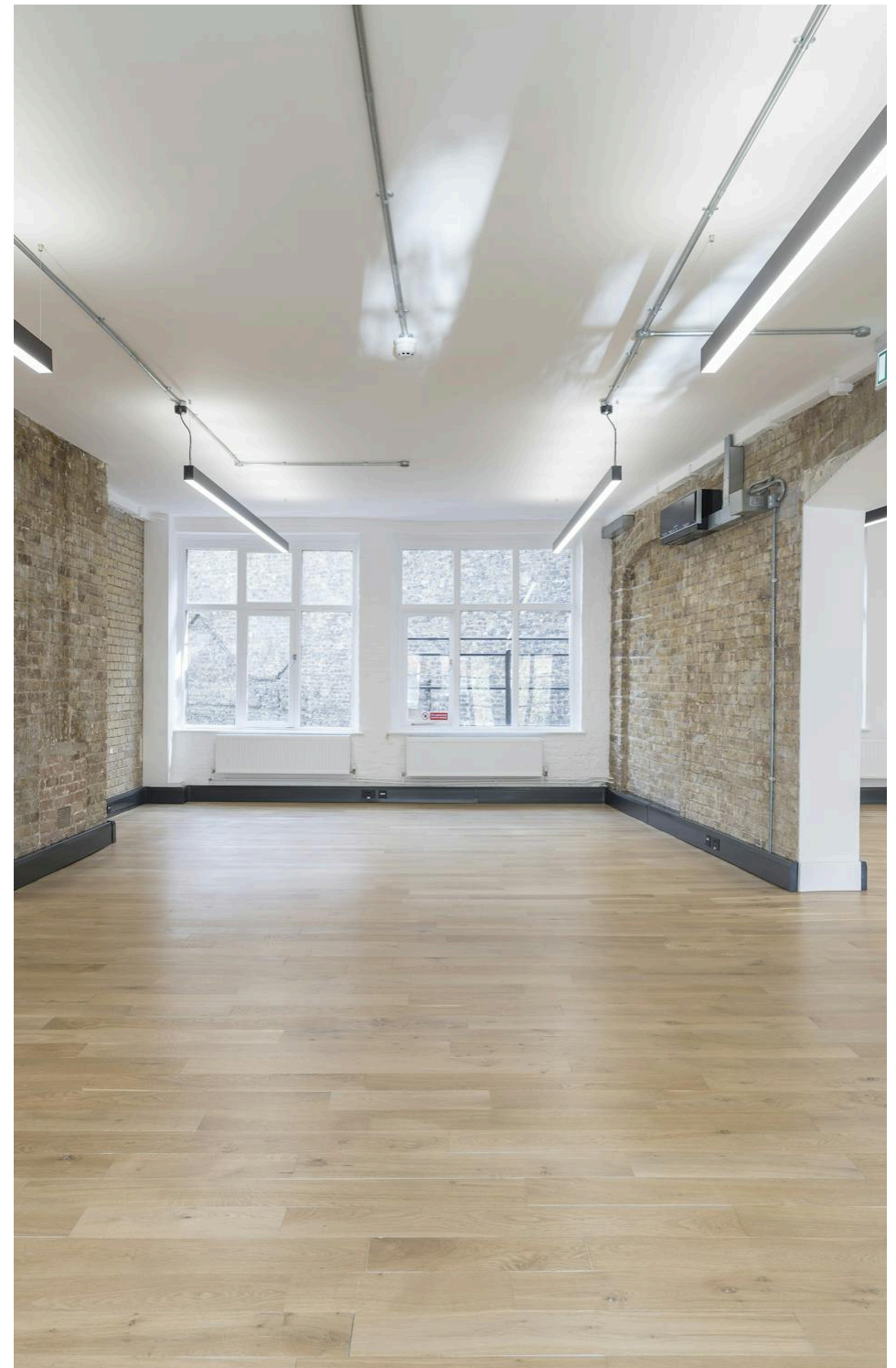
Fitout

Not Fitted

Description

This building located in prime St John Street is made up of 4 floors, with ample modern office and/or showroom space, as well as meeting rooms fitted out. The building could be a perfect opportunity for an showroom occupier or creative HQ premises, due to its prominent location.

The space benefits from great natural daylight, complemented by modern lighting throughout and original warehouse features throughout to complement the Victorian character of the building.



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Internal

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Internal



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Internal



Internal

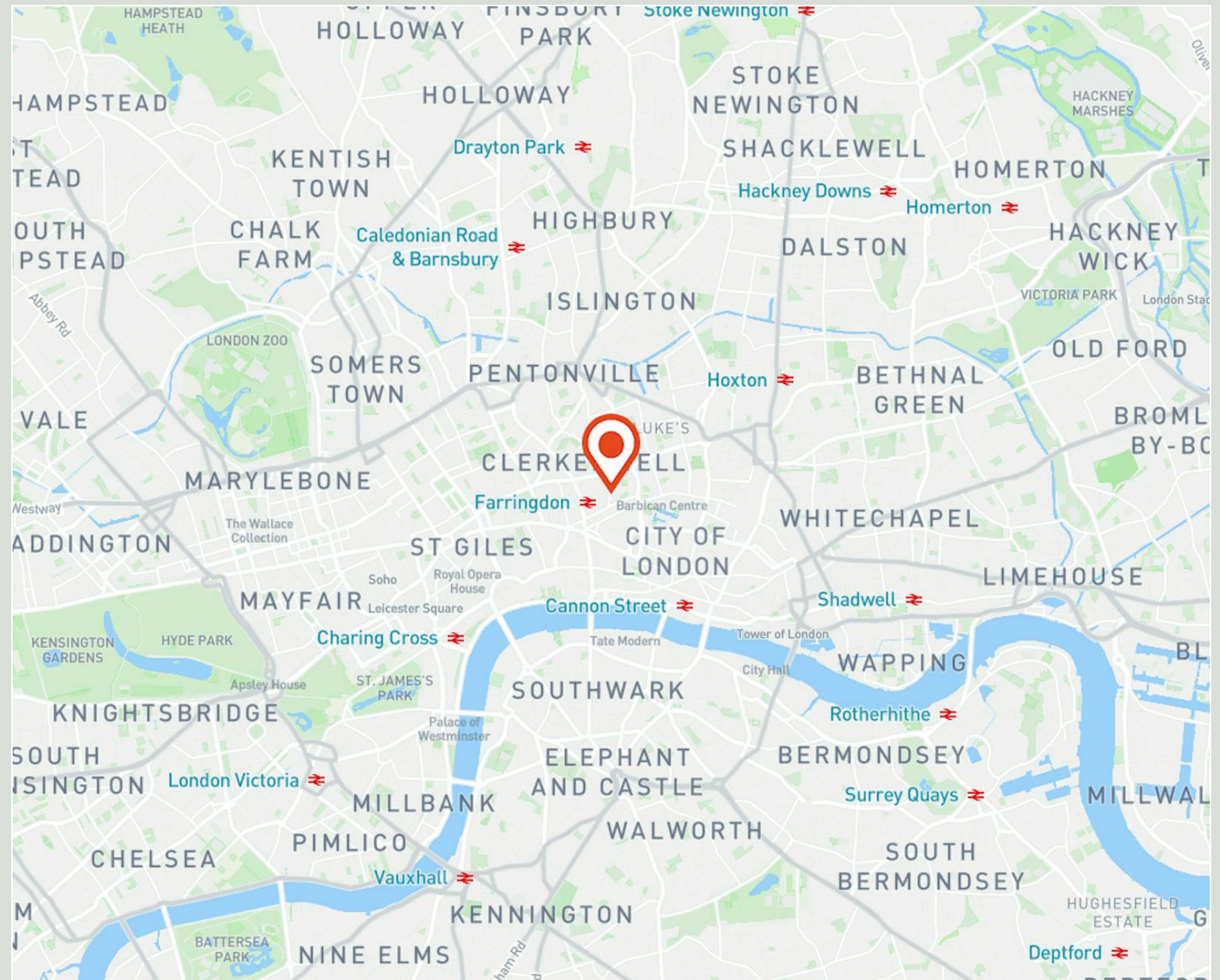
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Location

The building is located on the west side of St John Street between Charterhouse Street and Clerkenwell Road, within close proximity of the historic Smithfield Market and is well serviced by all the fashionable bars and restaurants.

Farringdon Station, which is within 5 minutes' walk from the building will soon become one of London's main transport hubs, with Elizabeth Line, Thameslink and London Underground all passing through it.



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Internal



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Amenities

- Newly Refurbished Internally
- Prime Farringdon Location
- Original Warehouse Features Throughout
- Of interest to Office / Showroom operators
- Superb branding opportunity
- Fantastic natural light
- Meeting Rooms in situ
- Short walk to Smithfield Market and Farringdon Station
- Air conditioning
- LED Lighting



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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable	Total Year	Availability
Unit - 2nd & 3rd Duplex	3,452	£52.80	£18 /sq ft	£244,401.60	Available
1st	1,753	£52.80	£18 /sq ft	£124,112.40	Available
Ground	385	£52.80	£18 /sq ft	£27,258	Available
Total	5,590	£52.80		£395,772	

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Terms

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

Content

Watch the Film
(click button)



Viewings

Via Compton or our joint agents at Bluebook only.

Local Authority

The London Borough of Islington.

VAT

The property is elected for VAT.

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

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compton.london/concierge

Compton

Contact Us

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All appointments to view must be arranged via sole agents, Compton, through:



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