

**\*Preliminary Details\***

**\*Preliminary Details\***

**To Let**

**Self-Contained Office Building**

**11-33 St. John Street, London EC1M 4AA**

**Ground – Fourth Floors**

**30,000 Sq. Ft.**



**Location:**

The building is situated on the west side of St. John Street close to the junction of Cowcross Street in the heart of Clerkenwell. The area is well served by bars and restaurants. Transport links are excellent, with Farringdon Station (National, Metropolitan, Circle, Hammersmith & City, Crossrail) and Chancery Lane Station (Central line) within close proximity.

**Accommodation:** The building comprises lower ground – fourth floors providing a mixture of private offices, boardrooms, breakout and kitchen areas.

The floor areas are as follows:

<b>Floor</b>	<b>Sq. Ft</b>	<b>Sq. m</b>
Lower Ground	3,435	319.12
Ground Floor	4,187	388.98
First Floor	5,671	526.85
Second Floor	5,671	526.85
Third Floor	5,006	465.07
Fourth Floor	3,630	337.23

**Self-contained Annexe Building**

Ground Floor	1,095	101.72
First Floor	1,113	103.40

**Total**                      **29,808**      2,769.25

**Amenities:**

- Excellent natural light
- Air-conditioning
- Full access raised floor
- Car parking
- Showers
- Bike storage

**Lease:** A full Repairing & Insuring Lease for a term to expire 24<sup>th</sup> December 2023, subject to a rent review 15<sup>th</sup> April 2019 inside the Landlord & Tenant Act.

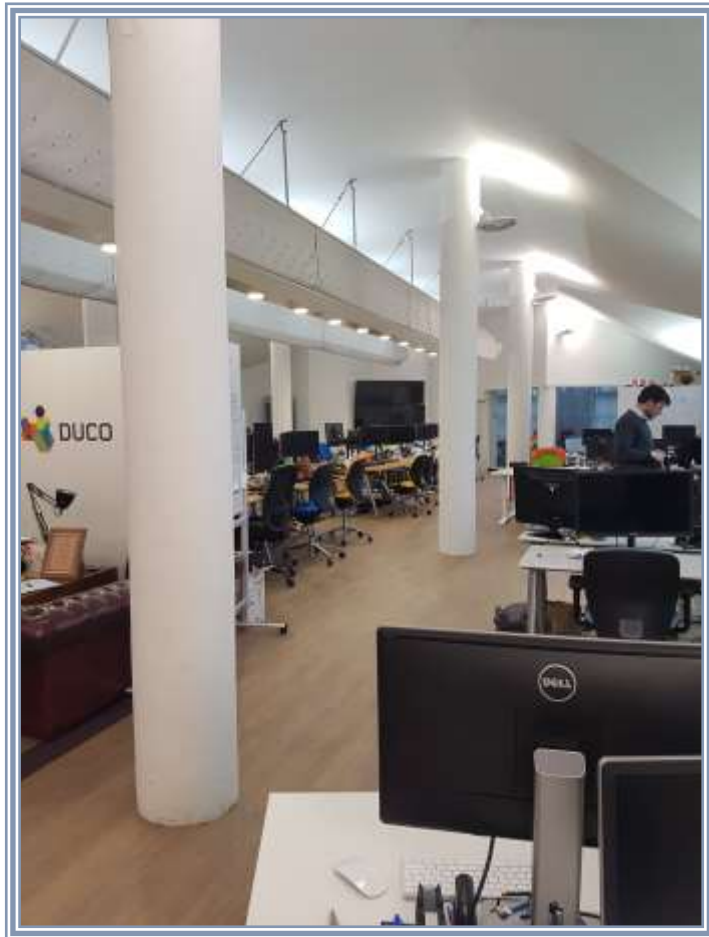
The lease is to be reviewed on a centrally heated basis only, excluding tenants' air-conditioning.

**Rent:** £950,000 per annum exclusive (£31.87 psf)

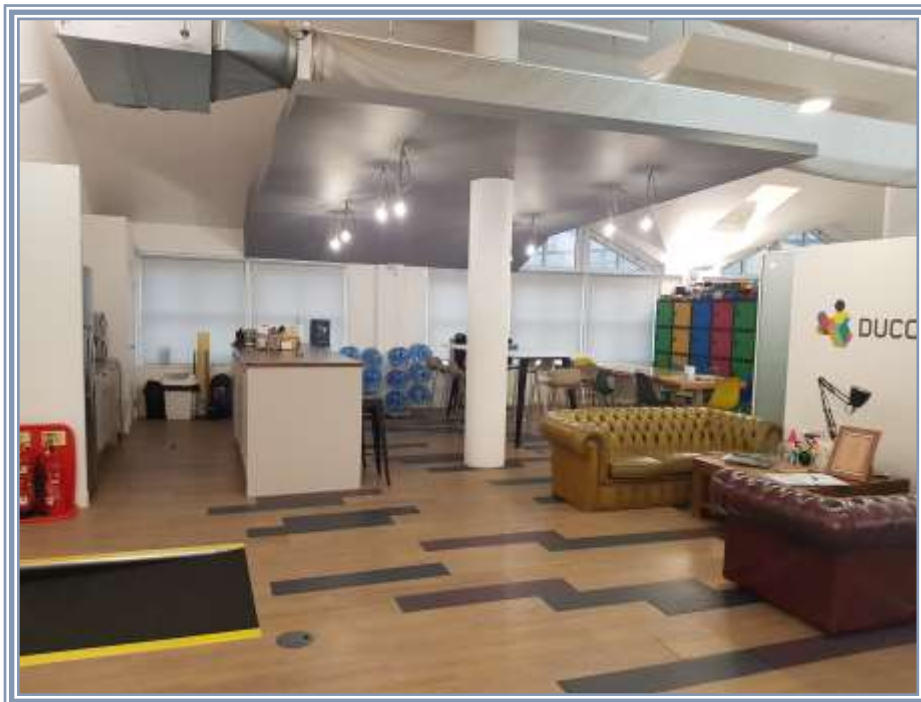
**Legal Costs:** Each party is to bear their own legal costs incurred in this transaction.

**Viewing:** Strictly by appointment through sole agents.

**Mark Kleinman**  
**James Andrew International**  
**T: 020 7224 4436**  
**M: 07831 350 200**  
**E: [mkleinman@jamesandrew.co.uk](mailto:mkleinman@jamesandrew.co.uk)**



4<sup>th</sup> Floor



4<sup>th</sup> Floor



3rd Floor