

**TO LET**

**SUPERB SELF-CONTAINED OFFICE BUILDING**

**5,787 SQ. FT.**

**38 - 42 ST JOHN STREET, LONDON EC1M 4DL**



- Location:** Prime Clerkenwell location on St John Street in the heart of Farringdon, at the centre of London's Techbelt, close to Smithfield Market and just a few minutes' walk from Farringdon Station.
- Accommodation:** A self-contained building over Ground, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors. Excellent natural light and good floor to ceiling heights, fully fitted, furniture may be available through negotiation, air conditioning, 3<sup>rd</sup> floor roof light, shower.

<b>Floor</b>	<b>Sq. Ft.</b>
Ground Floor	387 sq. ft.
First Floor	1,718 sq. ft.
Second Floor	1,790 sq. ft.
Third Floor	1,863 sq. ft.
<b>TOTAL</b>	<b>5,787 sq. ft.</b>

**Amenities:**

- A stunning flagship office building
- Kitchenette
- Excellent natural daylight throughout
- Good floor to ceiling heights
- Air Conditioning
- Modern suspended lighting
- Perimeter trunking
- 3<sup>rd</sup> floor benefits from a magnificent, pitched roof
- Self-contained male and female WCs / shower

**Lease:**

A new Full Repairing and Insuring lease direct from the Landlord for a term by arrangement.

**Rent:**

£395,000 Per Annum Exclusive.

**Legal Costs:**

Each party is to bear their own legal costs incurred in this transaction.

**Viewing:**

Strictly by appointment through joint sole agents.



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