

27 ST JOHN'S LANE
FARRINGTON EC1

5,146 sq ft new fully fitted office accommodation
Available on both a traditional and managed basis



Unique offering

27 St. John's Lane is undergoing a substantial refurbishment to offer a 5,146 sq ft new fully fitted and furnished office floor. The building has a unique exterior with historic architectural features and will provide a remodelled entrance and reception. The reception is also manned, offering security, visitor management, and day-to-day support.





Highlights



Characterful building

A distinctive property with unique architectural features.



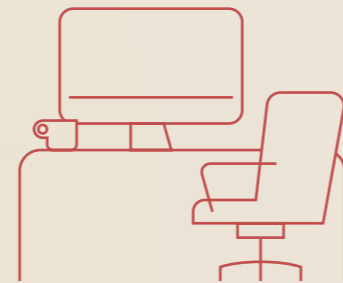
Refurbished arrival

Remodelled entrance and arrival experience



Staffed reception

Staffed front desk providing security, visitor management, and day-to-day support.



Cat A+ 3rd Floor

Fully fitted workspace with desks, meeting rooms, and amenities ready for immediate use.



Farringdon Station

4-minute walk to a major transport hub with excellent city-wide and Elizabeth Line connections.



Local amenities

Wide range of nearby cafés, restaurants and bars.



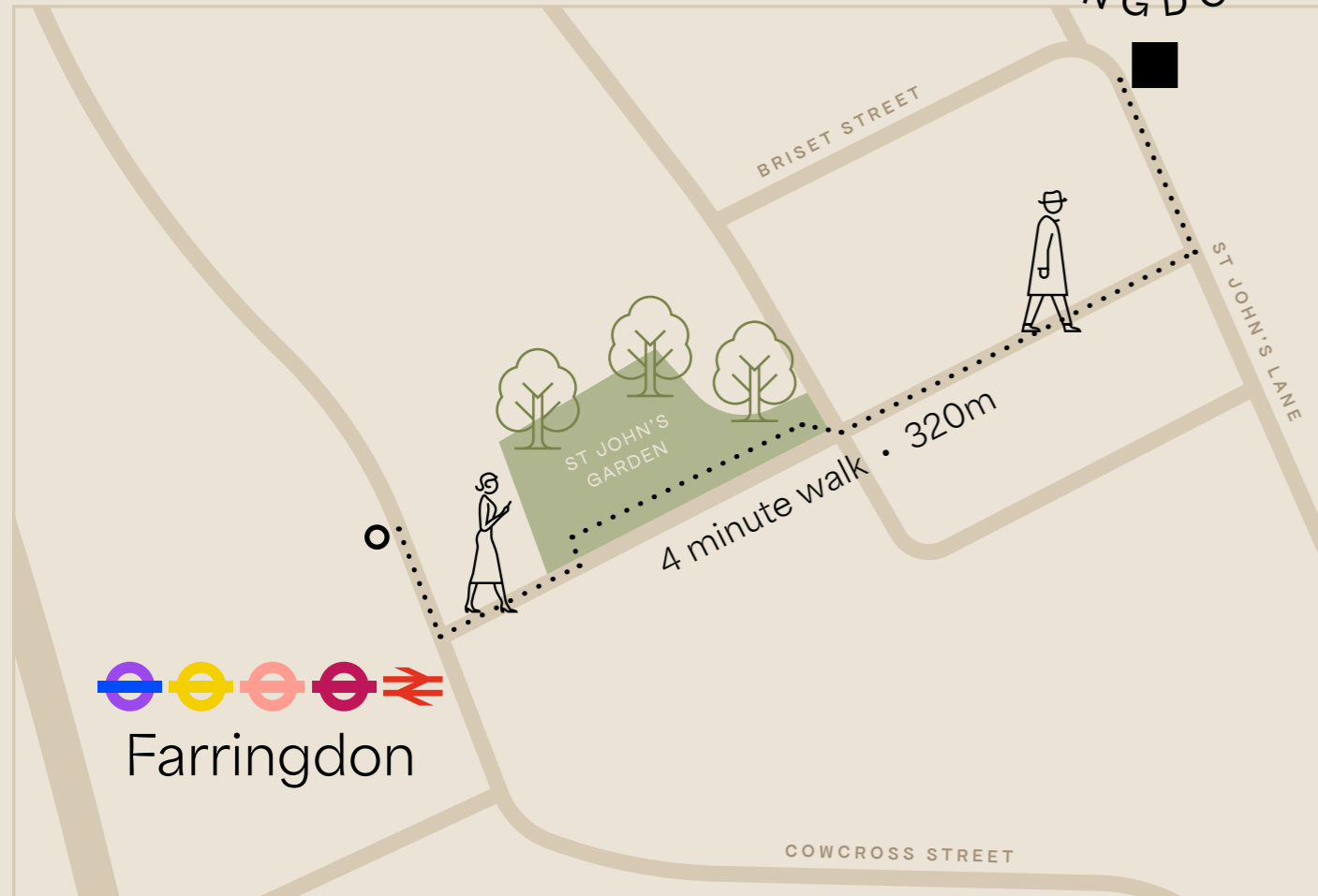
Quirky & cool

The building is perfectly positioned at the heart of a vibrant and diverse amenity offering, surrounded by an exceptional selection of cafés, restaurants, street food markets, bars, and pubs. Whether it's refined dining or casual street food, artisan coffee or craft cocktails and beer, Farringdon caters to every taste and occasion. Nearby green spaces offer plenty of opportunities to unwind and recharge and Farringdon station is a 4 minute walk away, linking tenants to the Circle, Hammersmith & City, Metropolitan, Elizabeth and Thameslink lines.



Peaceful arrival

Following a commute into Farringdon Station, the building can be reached via a short yet enjoyable walk through the green surroundings of St John's Garden. Situated just four minutes from one of London's most well-connected transport hubs, the location combines exceptional accessibility with a calm and pleasant arrival experience.





Amenities

Restaurants

- | | |
|--------------------------|-----------------------|
| 1. Bleeding Heart Bistro | 13. Kurumaya |
| 2. Camino | 14. Gail's |
| 3. Session's Art Club | 15. Le Café du Marché |
| 4. Bouchon Racine | 16. Dans le Noir? |
| 5. Ceru | 17. Luca |
| 6. Buy & Bite | 18. Drip |
| 7. Brutto | 19. Laksa |
| 8. Vinoteca | 20. 1920 Bar |
| 9. St. John | 21. Sushi Tetsu |
| 10. Balfour St Bart's | 22. Malaysia Boleh |
| 11. Apulia | 23. La Rocchette |
| 12. Alfonsina | 24. The Dovetail |

Bars

- | | |
|-------------------------|--------------------------|
| 1. The Castle | 9. Hope Smithfield |
| 2. The Holy Tavern | 10. Smiths of Smithfield |
| 3. Clerkenwell & Social | 11. White Bear |
| 4. The Crown Tavern | 12. Crown & Pepper |
| 5. The Slaughtered Lamb | 13. The Green |
| 6. Hat & Feathers | 14. Revolve |
| 7. Fox & Anchor | 15. The Three Kings |
| 8. Space Talk | 16. The Parlour |

Cafés

- | | |
|---------------------|--------------------------|
| 1. EC1 Coffee House | 6. La Forchetta |
| 2. Roni's Cafe | 7. PAUL |
| 3. Bench Cafe | 8. Black Sheep Coffee |
| 4. Liba | 9. Compton |
| 5. Snoozze Coffee | 10. Forty Four The Green |

Hotels

- | | |
|----------------|---------------------|
| 1. The Zetter | 3. Malmaison London |
| 2. The Rookery | 4. Hotel Indigo |





Open-plan



Open-plan & breakout

Boardroom





Third Floor

5,146 sq ft / 478 sq m

- 50 Workstations
- 2 Phone booths
- 1 10 person boardroom
- 1 6 person meeting room
- 1 4 person meeting rooms
- 1 3 person meeting room
- 1 Reception area
- 1 Waiting lounge
- 4 Breakout spaces
- 1 Kitchen
- 1 Collaborative area

- Office Space
- Meeting rooms
- Phone booths
- Kitchen / Dining area
- Core





Managed Office

A fully managed, plug-and-play workspace designed to provide a simple and seamless alternative to a traditional lease.

Workthere sit between landlord and occupier, delivering a bespoke, fully operational office with all costs wrapped into a single monthly fee. From fit-out and utilities through to day-to-day management, everything is taken care of – allowing occupiers to focus on their business rather than running an office.

Backed by Savills' wider platform and delivered through a dedicated management team, the space benefits from a hospitality-led approach, ensuring a high-quality occupier experience from day one.

The result is a more flexible, faster-to-occupy solution that offers the best of both worlds – combining the control and identity of a bespoke office with the convenience and simplicity of a serviced environment.



workthere

What's included:



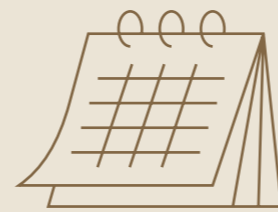
Fully fitted and furnished, move-in ready workspace



Dedicated management with a single point of contact



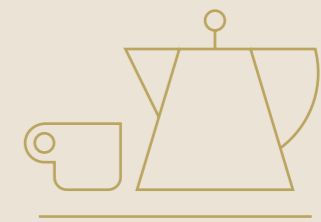
Flexible, simple lease structure with transparent pricing



One monthly fee covering utilities, rates, cleaning, security, high-speed internet, IT support and day-to-day management.



Practically Workthere are also responsible for all Health & safety, compliance, and ongoing servicing.



Kitchen facilities with tea/coffee provision

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FARRINGTON EC1



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Marketing: Stuart Chapman Design