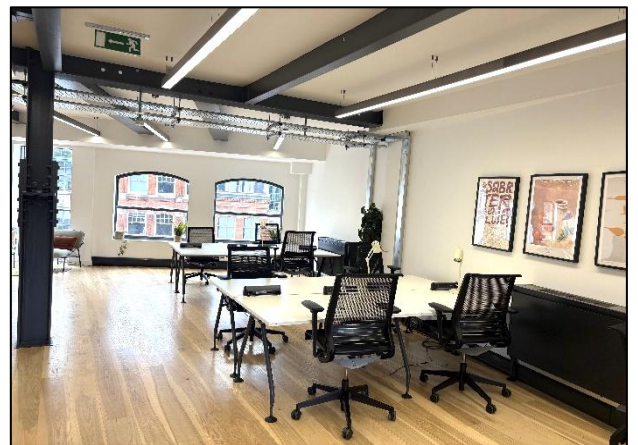


52-54 ST. JOHN STREET, FARRINGDON, EC1**HIGH QUALITY FULLY FITTED & FURNISHED OFFICES TO LET****4TH FLOOR – 1,360 SQ FT APPROX (126 SQ M)****LOCATION**

This modern and well-appointed building is located on the east side of St John Street, which is newly landscaped and in the heart of Farringdon. An extensive range of retail, shops, cafés, bars, and restaurants are in the surrounding area.

Farringdon Station is just a few minutes' walk, offering excellent transport connections across London and beyond via the:

- Elizabeth Line
- Circle Line
- Hammersmith and City Line
- Metropolitan Line
- Thameslink Overground Line

DESCRIPTION

This premium fully fitted & furnished fourth floor office is ready for occupation and provides extensive workspace and casual seating in an open plan environment together with a meeting room in total extending to approximately 1,360 sq ft (126 sqm).



FEATURES

- Fully fitted & furnished
- Circa 15 desks
- Casual seating
- Generous meeting room
- Comfort cooling
- Generous breakout / kitchen area
- Wood flooring
- Phone booth
- TV's and conferencing facilities
- Bike storage
- Shower & locker facilities

RENT

£92,000 per annum exclusive plus VAT (£67.50 psf approx.)

The inclusive rent, business rates & service charge figure is circa £12,000 pcm.

LEASE

New flexible lease terms are available for a term by arrangement.

The lease to exclude the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954.

EPC

B - 36

VIEWING

By appointment through the landlord's sole agents: -

BTG Eddisons

Richard Spencer: 07778 521230 & Omar Saad: 07483 111764

For more information, visit eddisons.com
020 3205 0200



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