

TO LET - OFFICE

27 ST JOHN'S LANE

EC1M 4BU



Key Highlights

- 3,289 to 8,435 sq ft
- Manned Reception
- Private Terraces on Both Floors
- 3 Minutes from Farringdon
- Part Fitted
- Feature Lightwell
- Fitted Kitchen

SAVILLS West End
33 Margaret Street
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Description

27 St. John's Lane comprises 2 cost-effective floors in part-fitted condition in very close proximity to Farringdon station. The 3rd floor has a private terrace with 3 private terraces on the 4th floor. New leases are available for terms via arrangement.

Location

St John's Lane is a discrete road which is perfect for a tenant in search of space away from a busy street, with the surrounding streets boasting plenty of options for food and drink. Farringdon station is a 4 minute walk away, linking tenants to the Circle, Hammersmith & City, Metropolitan, Elizabeth and Thameslink lines.

Accommodation

The accommodation comprises the following areas:

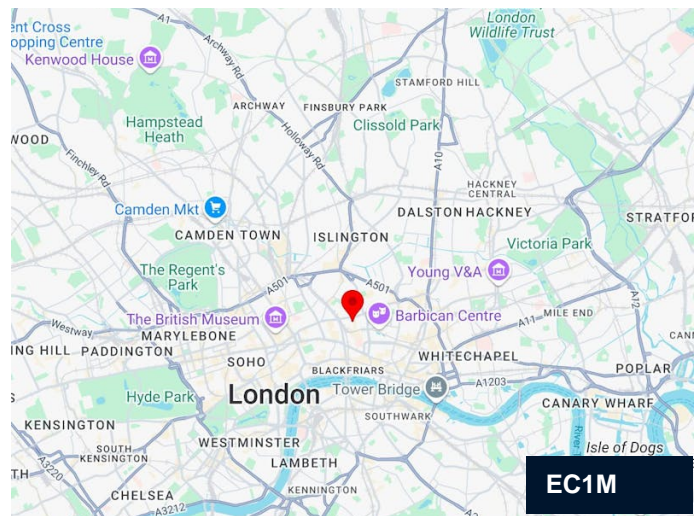
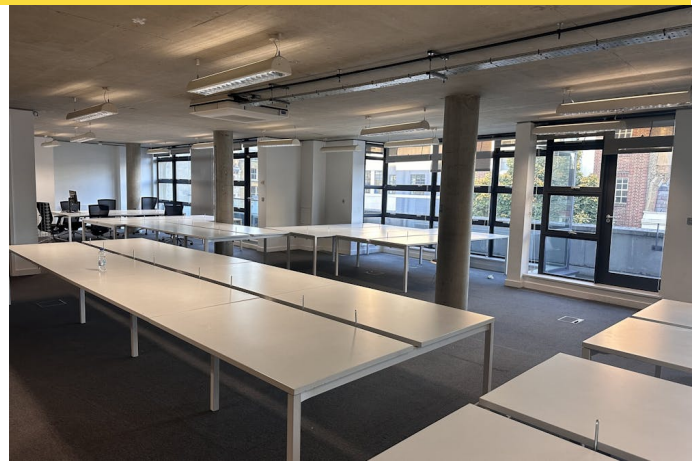
Name	sq ft	sq m	Availability
4th	3,289	305.56	Available
3rd	5,146	478.08	Available
Total	8,435	783.64	

Terms

Rent: £40 per sq ft

Business Rates: £21 per sq ft (estimated)

Service Charge: £17.16 per sq ft



Contact

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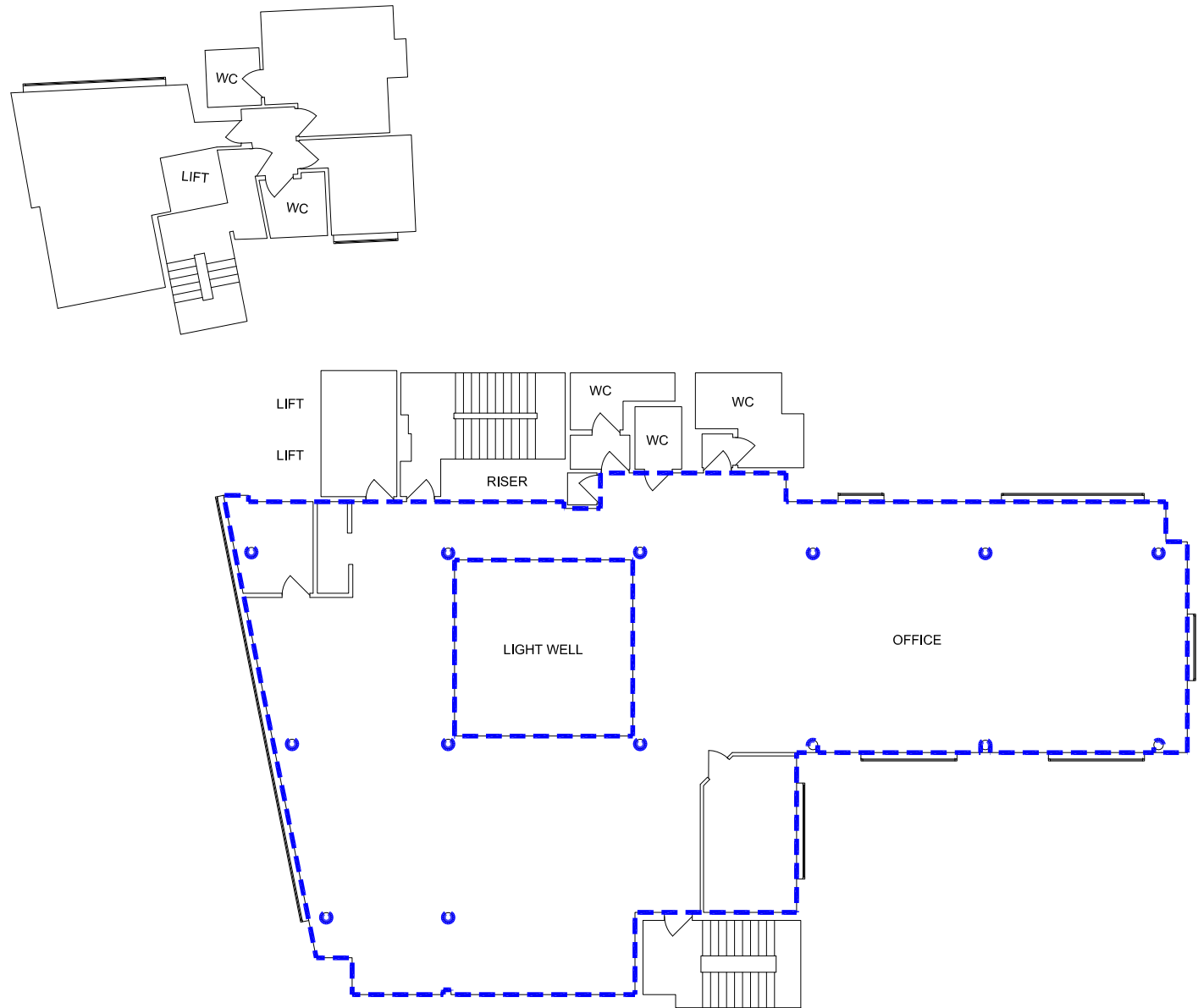
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Revision History			
Rev	Description	Int	Date

Notes

Area Information	
Net Internal Area	
305.55 m ²	3,289 ft ²
Gross Internal Area	
Gross External Area	

Property Address
 27 St John's Lane
 London
 EC1M 4BU

Project Title
 27 St John's Lane

Drawing Title
 4th Floor NIA Plan

Date 13/03/2023

Scale 1:150 @ A3 Rev

Drawing No. 2023_07_01

Drawn by SH / CM / JH

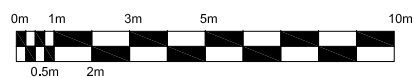
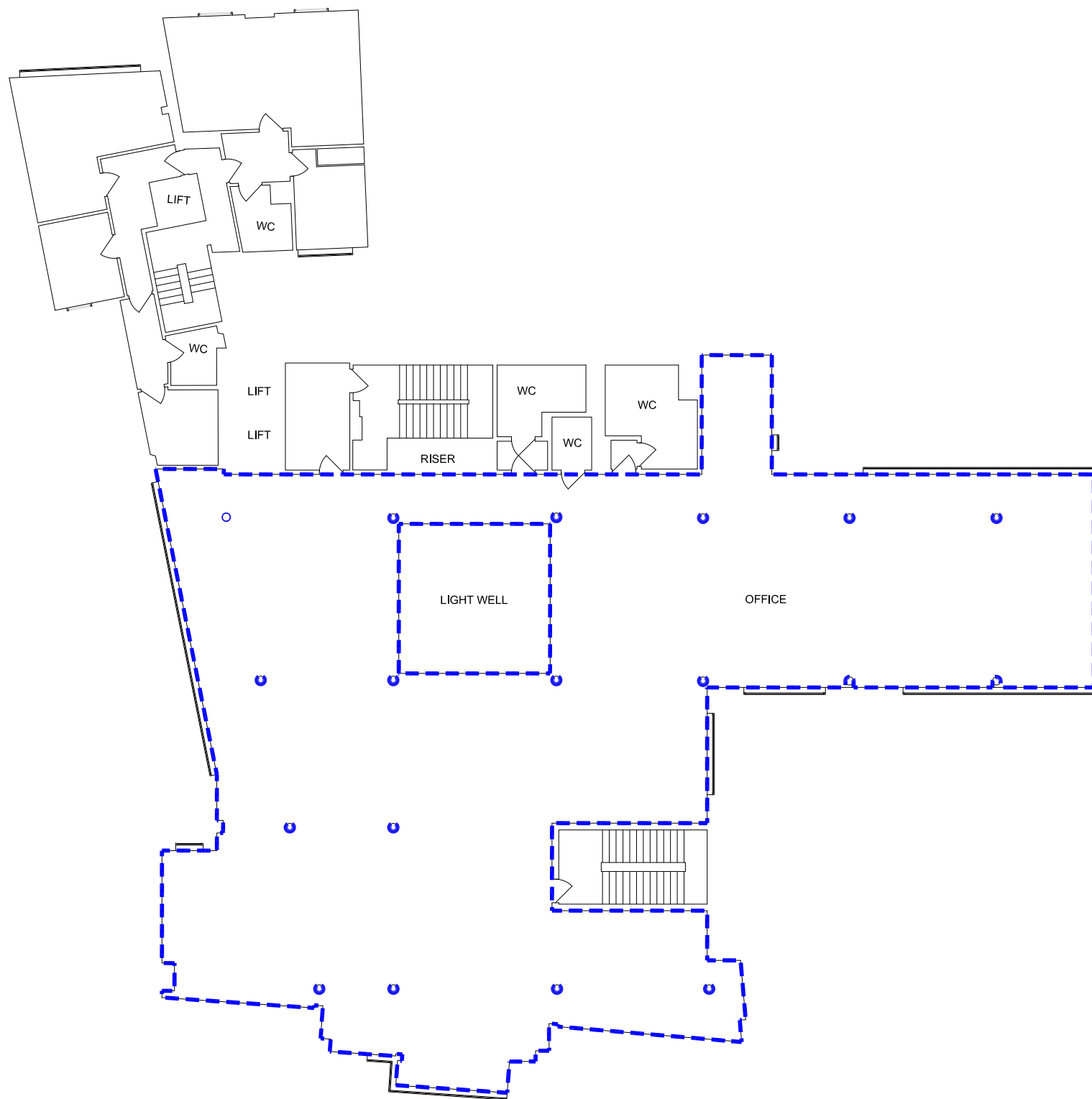
Notes:

- Ducting
- - - Net Internal Area
- - - Gross Internal Area

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This drawing is prepared solely for the function of valuation. Site measurements have been achieved using hand held measuring devices and therefore may not be suitable for construction or design purposes. It is imperative that on-site checks are completed prior to any spatial planning, alteration or commencement of works.





Revision History			
Rev	Description	Int	Date

Notes

Area Information	
Net Internal Area	
478.07 m ²	5,146 ft ²
Gross Internal Area	
Gross External Area	

Property Address
 27 St John's Lane
 London
 EC1M 4BU

Project Title
 27 St John's Lane

Drawing Title
 3rd Floor NIA Plan

Date 13/03/2023

Scale 1:200 @ A3 Rev

Drawing No. 2023_07_02

Drawn by SH / CM / JH

- Notes:
- Ducting
 - - - Net Internal Area
 - - - Gross Internal Area

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