

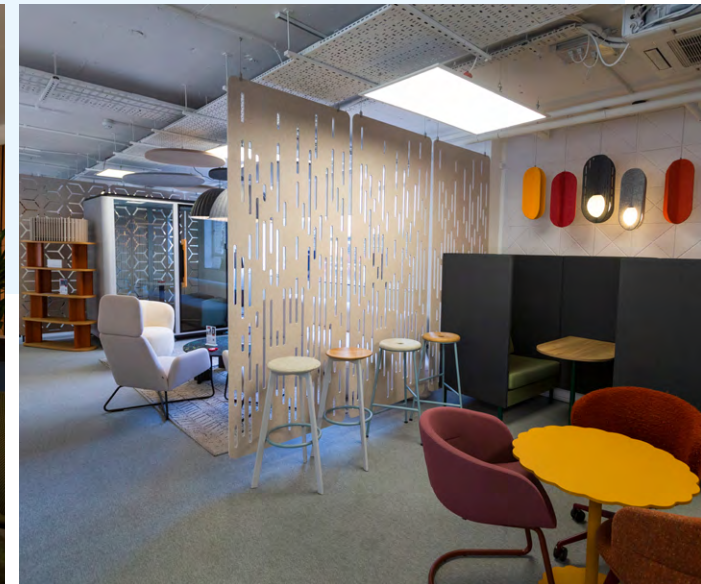
A rare freehold investment and redevelopment opportunity in a core Farringdon location

8-11 St John's Lane London EC1M 4BF



Executive Summary

- A rare freehold investment and redevelopment opportunity in a core Farringdon location
- Benefiting from excellent connectivity, 300m from Farringdon Station (Elizabeth Line, Thameslink and London Underground)
- Existing property comprises 14,419 sq ft NIA of office and showroom accommodation over basement, ground and four upper floors
- Opportunity (STPP) to redevelop the existing property or increase height and massing to create a best-in-class scheme with modern ESG credentials
- Benefiting from short term income of £217,000 per annum, with full vacant possession possible from October 2027
- Seeking £7,000,000 which reflects a low capital value of £485 per sq ft



City of London

20 Fenchurch Street

The Shard

Smithfield Market

St Pauls Cathedral

Tate Modern

Smithfield Poultry Market

One Blackfriars

Museum of London

8-11 St John's Lane






Location

8-11 St John's Lane occupies a highly prominent corner position at the junction of St John's Lane and Albion Place.

Farringdon is one of Central London's most resilient and strategically significant commercial submarkets and has evolved into a leading destination for companies across technology, professional services, design, and media.

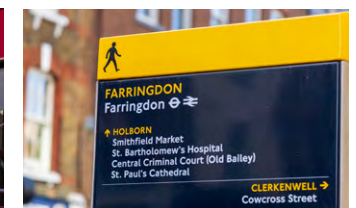
Situated just a short walk from Farringdon Station, the property benefits from immediate access to one of London's most comprehensive transport interchanges - the Elizabeth Line, Thameslink, and three Underground lines - providing rapid connectivity across the capital and to major national and international gateways.

The area offers a wide range of high-quality amenities, including cafés, restaurants, fitness facilities, and green spaces. This creates a well-rounded working environment that supports staff wellbeing, client hospitality, and day-to-day convenience.

The Elizabeth Line 
(Travel time in minutes)

8-11 St John's Lane

Less than a 5 minute walk to Farringdon Station



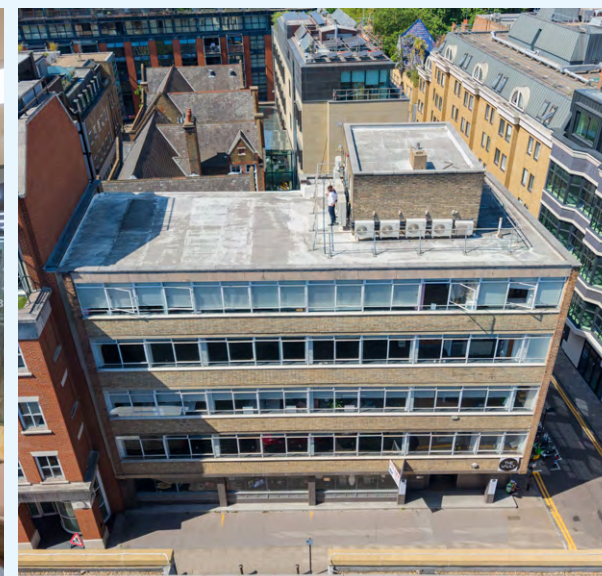
Description

The property is a concrete framed, 1970s building comprising showroom at ground and basement level and office upper parts, all arranged as mostly open plan, self-contained suites.

There is excellent fenestration at ground floor level and above, extending along the entire width of both the front and rear elevations.

There is a passenger lift to each principal floor and a separate goods lift.

To the rear of the building is a secure surface car park, accessible via Albion Place, with 6 spaces demised to existing tenants.



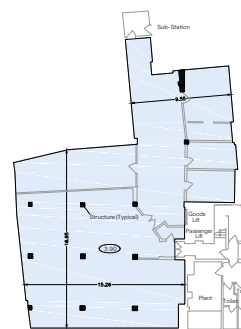
Area Schedule

8-11 St John's Lane has been independently measured by Lane and Frankham with the RICS code of measuring practice (6th edition incorporating IPMS) and comprises the following net internal floor areas.

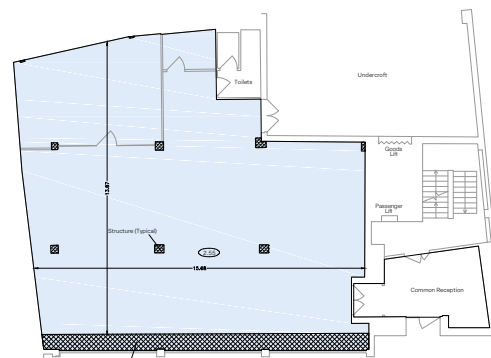
Floor	Use	Sq Ft (NIA)	Sq M (NIA)
Basement	Office/Showroom	3,883	360.7
Ground	Office/Showroom	2,069	192.2
First	Office	1,843	171.2
First Mezz	Office	548	50.9
Second	Office	1,827	169.7
Second Mezz	Office	549	51.0
Third	Office	1,831	170.1
Fourth	Office	1,869	173.6
Total		14,419	1,339.4



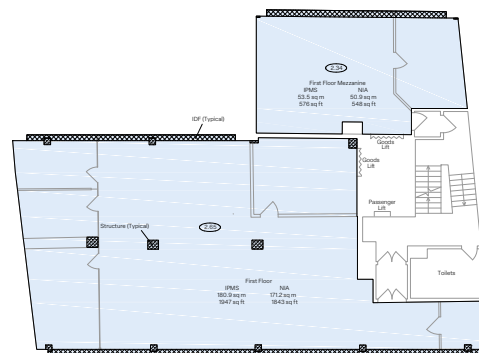
Floor Plans



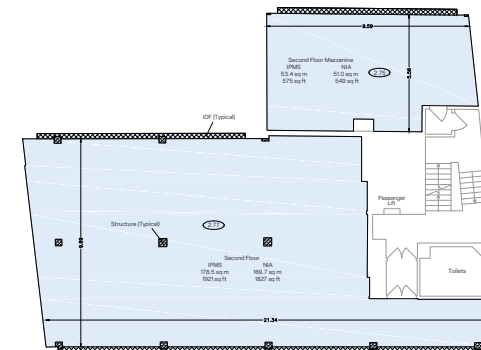
Basement



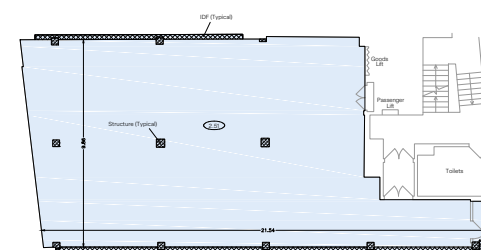
Ground Floor



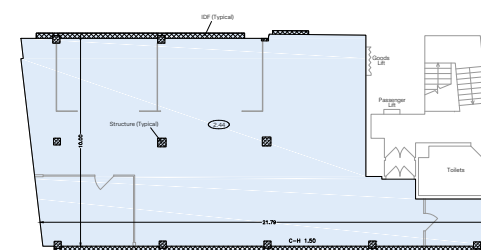
First Floor



Second Floor



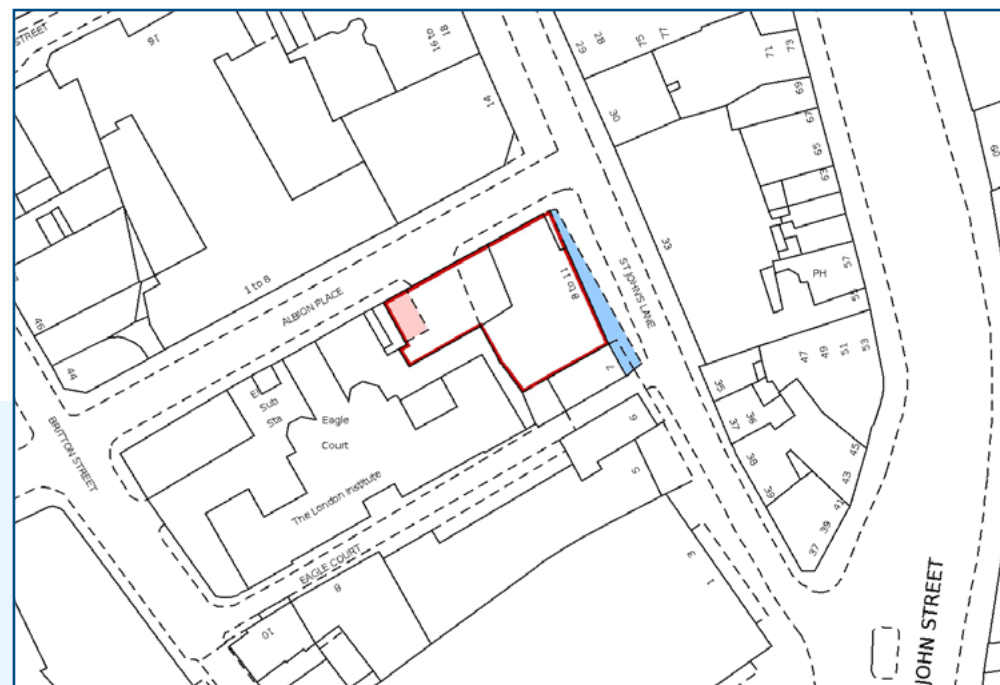
Third Floor



Fourth Floor

Tenure

The Property is held freehold (NGL377637) subject to leases in accordance with the tenancy schedule below:



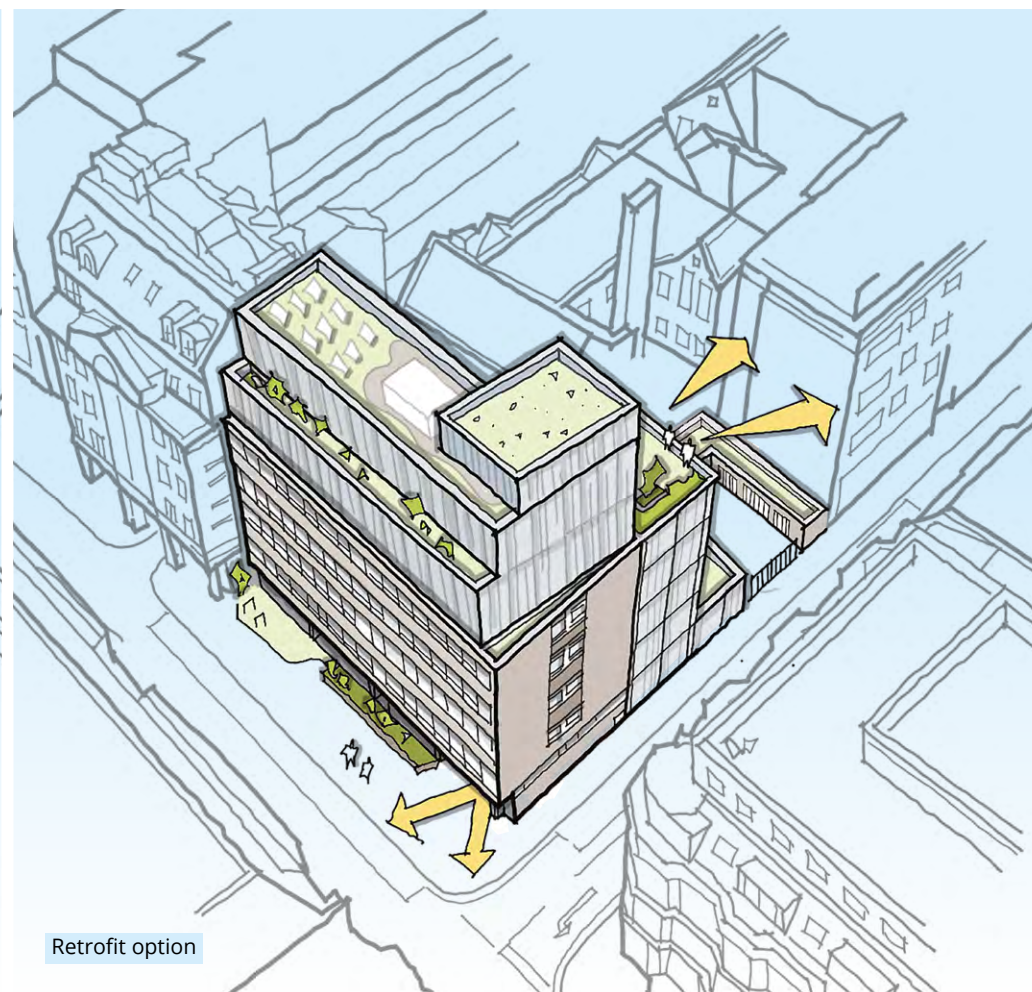
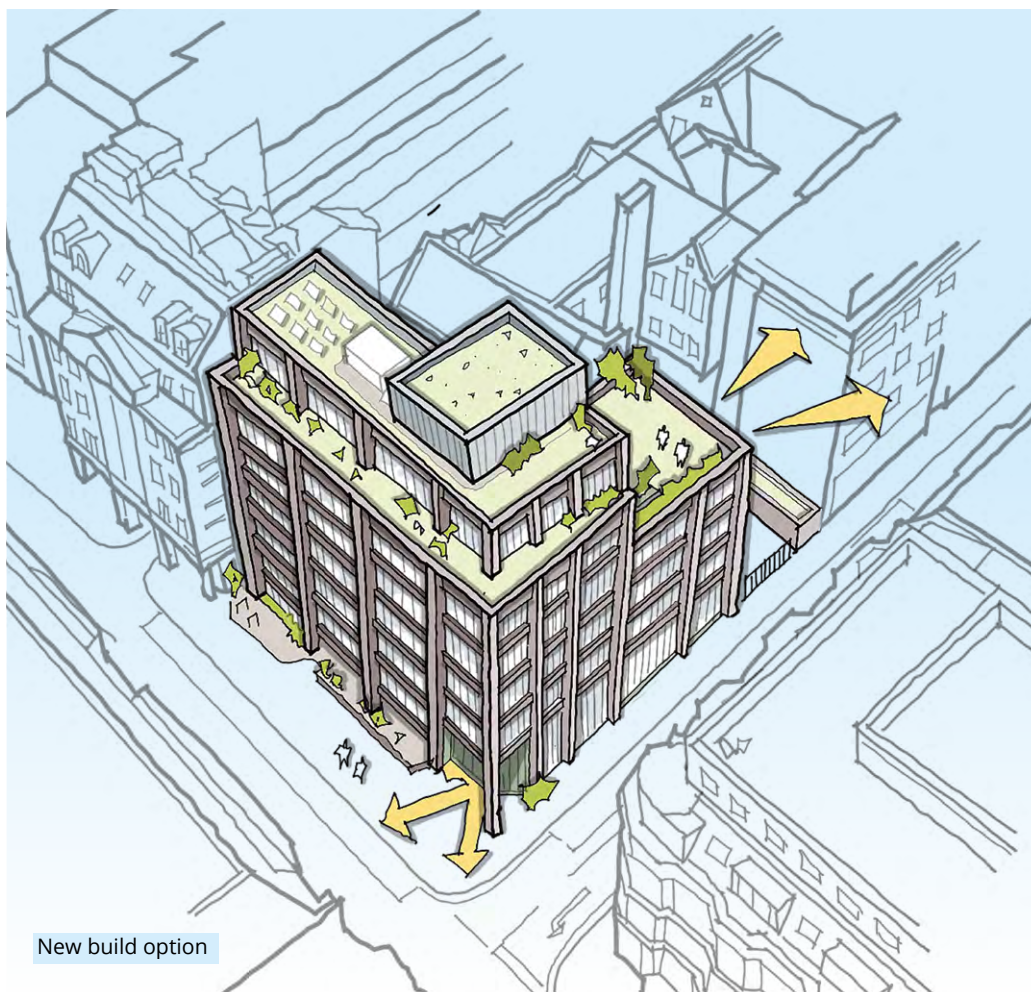
Tenancy Schedule

Tenant	Floor	Size Sq Ft (NIA)	Lease Expiry	Rent pa	Comments
London Power Networks PLC	(Part) Basement & Ground	N/A	12 Mar 2057	Nil	Substation shaded pink in plan above
Atkinson Contract Services Limited	Basement	3,883	12 May 2027	£70,000	Inside the 1954 Act.
Atkinson Contract Services Limited	Ground	2,069	12 May 2027	£48,000	Inside the 1954 Act.
VACANT	First	1,843			
VACANT	First Mezz	548			
Atkinson Contract Services Limited	Second	1,827	08 Sept 2026	£40,000	Inside the 1954 Act.
ROAR Architects Limited	Second Mezz	549	12 Oct 2027	£15,000	Paying rent monthly. Outside the 1954 Act.
VACANT	Third	1,831			
Atkinson Contract Services Limited	Fourth	1,869	12 Oct 2027	£44,000	This new lease is in solicitors' hands. Inside the 1954 Act.
Total		14,419		£217,000	

Development Feasibility

There is significant potential for redevelopment, including creation of additional height and terracing commensurate with surrounding buildings, subject to gaining the necessary consents.

ROAR Architects have produced a feasibility which illustrates what could be possible in terms of increased massing and height - both as new build and retrofit options. A copy of this report is available upon request.



Market Comparables

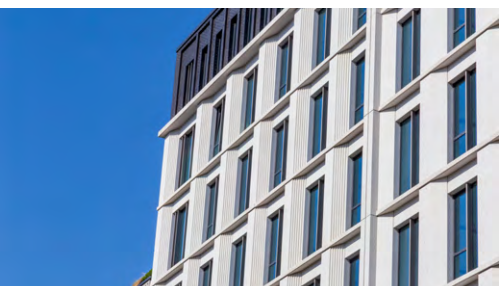
Investment Sales

Property	Date	Size (sq ft)	Price	Price (per sq ft)	Occupation	Condition
The Sans, 20 St John's Gate	Jan-26	36,724	£45,925,000	£1,250	Multi let	Part new refurbishment and part new build
1 Berry Street	Dec-25	12,559	£10,500,000	£836	Multi let	Office and retail space refurbished to Grade A in 2015
Gate House, St John's Square	Dec-25	26,960	£13,400,000	£495	VP in Q1 2026	Requiring full refurbishment / redevelopment
40 Clerkenwell Close	Jul-25	11,250	£5,000,000	£444	VP	Requiring full refurbishment
65-67 St John Street	Mar-25	6,142	£3,000,000	£488	VP	Requiring full refurbishment



Occupational Market

Property	Date	Size (sq ft)	Rent (per sq ft)	Term (break)	Condition
Watchmaker Court, 33 St John's Lane	May-26	2,562	£72.50	5 (3)	CAT B (new)
Watchmaker Court, 33 St John's Lane	Apr-26	3,305	£72.00	5 (3)	CAT B (new)
10-11 Clerkenwell Green	Jan-26	2,404	£82.00	5 (3)	CAT A
80 Clerkenwell Road	Jan-26	3,527	£75.00	3	CAT A+
80 Clerkenwell Road (+ terrace)	Dec-25	1,184	£80.25	3	CAT A+
The Sans, 20 St John's Gate	Jul-25	2,701	£89.00	3	CAT A

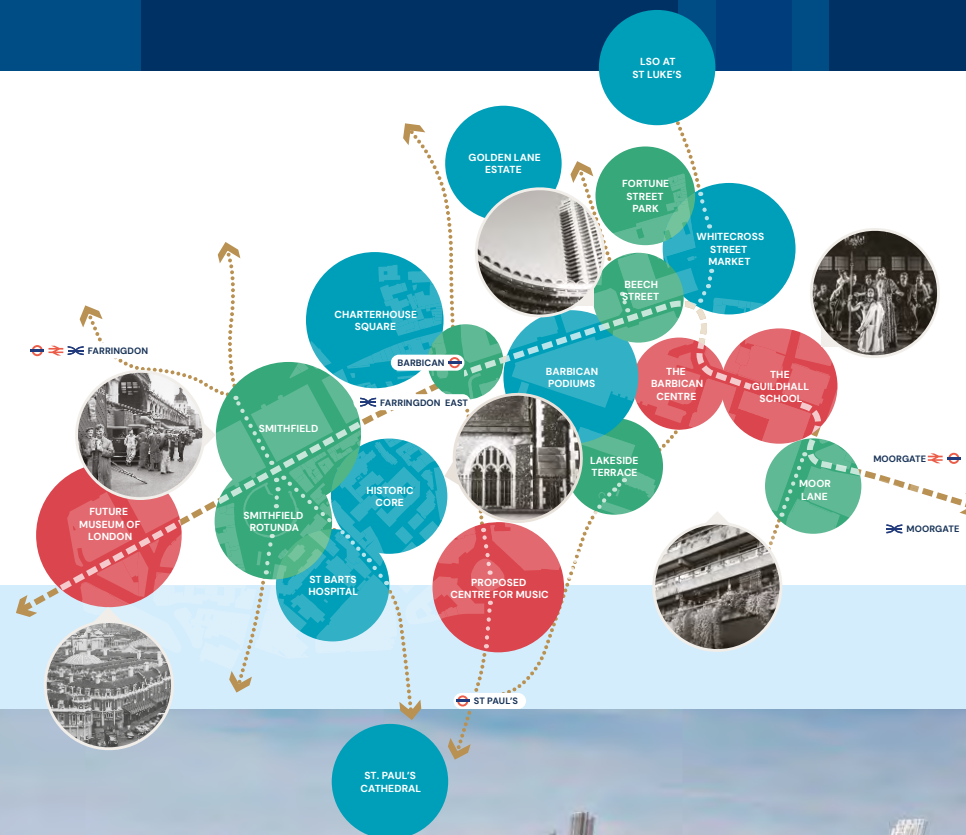


Farringdon Regeneration

Culture Mile

The Culture Mile is one of London's most ambitious cultural corridors, stretching from Farringdon to Moorgate. Anchored by globally recognised institutions such as the Barbican Centre and St Paul's Cathedral, it offers a dense concentration of arts, music, and heritage.

For investors, proximity to this district signals strong tenant appeal, particularly among professionals seeking vibrant, experience-led urban living environments.



Smithfield Market

The regeneration of Smithfield Market is one of central London's most significant heritage-led transformation projects, repositioning a historic trading quarter into a major cultural, commercial, and mixed-use destination.

At its heart, the scheme centres on the relocation and expansion of the Museum of London into the historic General Market and Poultry Market buildings. This will create a landmark cultural institution of international scale, dramatically increasing footfall and global visibility for the area.

Alongside this, the wider masterplan seeks to:

- Restore and repurpose iconic Victorian market buildings
- Introduce new public spaces, retail, and workspace
- Extend activity beyond traditional trading hours into a vibrant 24/7 destination



Architectural visualization © Secchi Smith



VAT

The property is elected for VAT but the sale is assumed to be treated as a transfer of a going concern (TOGC).

AML

The purchaser will be required to provide Anti Money Laundering information.

EPC

Energy performance certificates are available upon request.

PLANNING

The property is within the London Borough of Islington. It is not listed but is located within the Clerkenwell Green conservation area.

Proposal

Seeking **£7,000,000** reflecting a low capital value of £485 per sq ft.

Contacts

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