

52-54 ST. JOHN STREET, FARRINGTON, EC1

HIGH QUALITY FULLY FITTED & FURNISHED OFFICES TO LET

2nd FLOOR - 1,370 SQ FT APPROX (127 SQ M)

READY TO OCCUPY



LOCATION

This modern and well-appointed building is located in the heart of Farringdon, on the east side of St John Street which is undergoing substantial landscaping.



Proposed Street Design | Islington Council (gov.uk) website

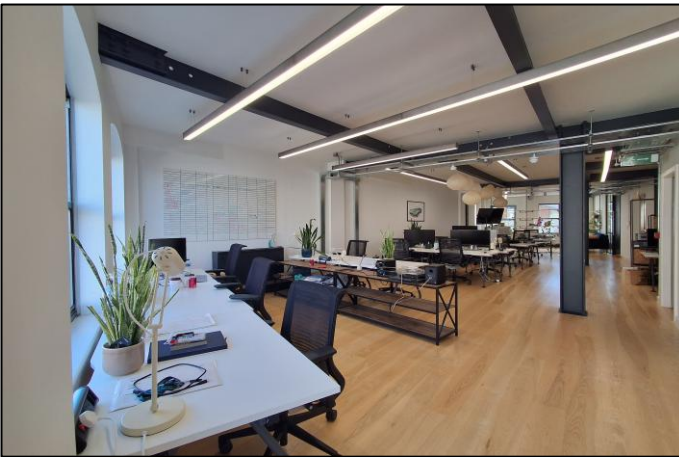
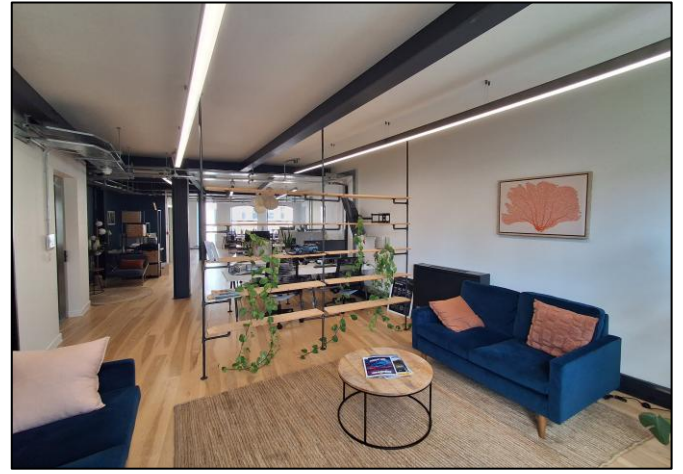
The local area provides an extensive range of retail, shops, café's, bars, and restaurants. The building is very well connected with Farringdon Station just a few minutes' walk offering excellent connectivity across London and beyond via the Elizabeth Line, Circle Line, Hammersmith and City Line and Metropolitan Line as well as Thameslink Trains.

ACCOMMODATION

These modern fitted and furnished offices are essentially open plan together with a meeting room and a generous kitchen / breakout area in total extending to approximately 1,370 sq ft. (127 sqm).

FEATURES

- Fully Fitted & Furnished
- Circa 16 desks
- Casual lounge area for circa 5
- Kitchen / Breakout area for circa 6
- Wood Flooring
- Bike Storage
- Showers
- Comfort Cooling



RENT

£92,500 per annum exclusive plus VAT i.e. £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 RATING

B - 36

VIEWING

By appointment through agents:

BTG EDDISONS

Richard Spencer

07778 521230

&

Omar Saad

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