

**28 St. John's Square**  
Clerkenwell, London, EC1M 4DN



**OFFICE TO LET | 921 sq ft**



## Location

This property commands a prominent position on St Johns' Square, and benefits from a number of amenities in the immediate vicinity. Farringdon station (Circle, Hammersmith and City and Metropolitan Lines) is a short walk away, while a number of bars and restaurants line the surrounding streets.

## Description

The available floor comprises light, open plan space with stylish black ceilings and two glass partitioned meeting rooms. There is also a small private office. Generous windows afford the suite lots of natural light

## Floor Areas

Floor	sq ft	sq m
5th Floor	921	85.5
<b>TOTAL (approx.)</b>	<b>921</b>	<b>85.5</b>

\*Measurement in terms of \*NIA

### Clerkenwell

Taking its name from Clerk's Well in Farringdon Lane, Clerkenwell encompasses the area between King's Cross and Shoreditch. Historically a centre for engineering, the area is flooded with characteristic warehouses providing desirable offices to the media and technology sectors, turning the area into a Tech City hub.

With Crossrail due to open at Farringdon station in 2018, Clerkenwell is set to benefit from increased connectivity and demand for office space.

**Christos Lemos, Agency Surveyor**

📞 020 7025 8941

**Georgia Mason, Agency Surveyor**

📞 020 7025 8945

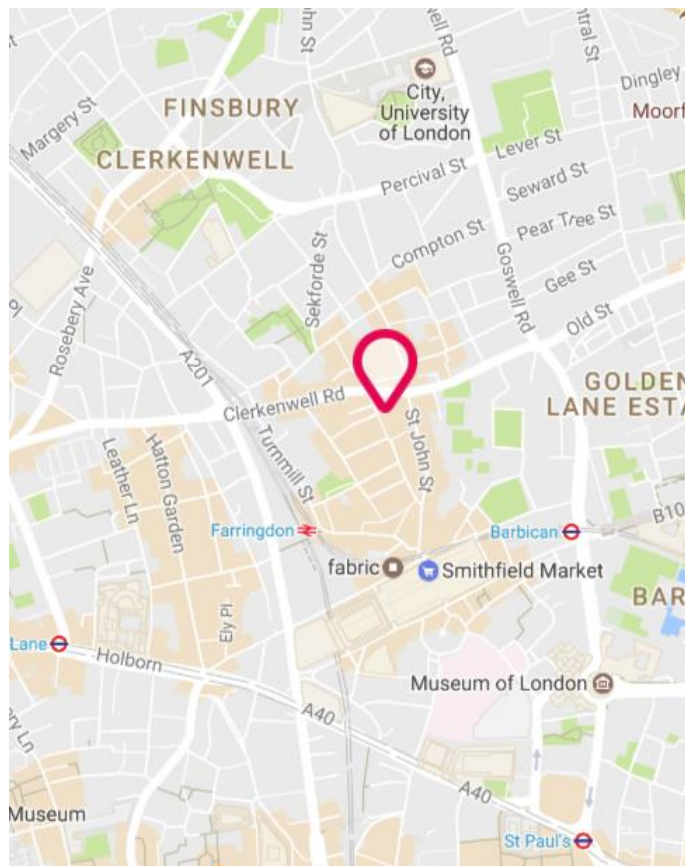
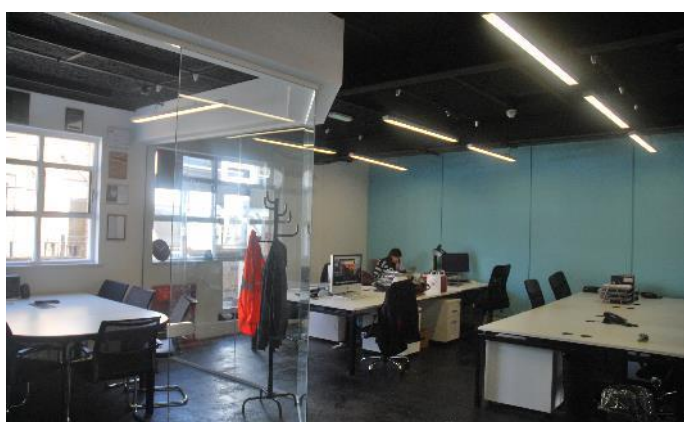
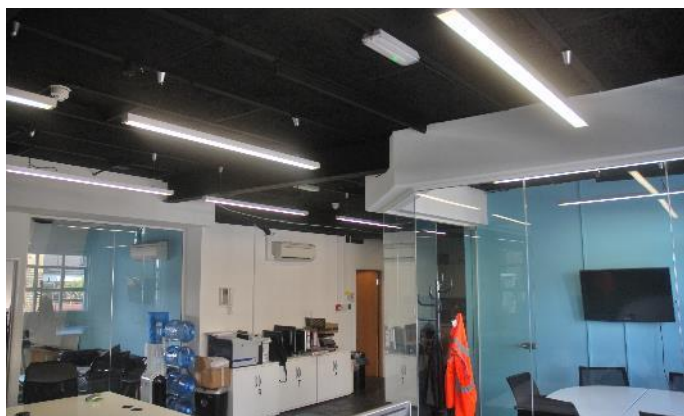
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract April 2018**

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

# 28 St. John's Square Clerkenwell, London, EC1M 4DN

OFFICE TO LET | 921 sq ft



## Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease until August 2018
Passing Rent:	£43.50 psf pax.
Rates:	Estimated at £13.69 psf pa (2018/2019)
Service Charge:	Estimated to be running at approx. £10.00 psf. pax. (Capped at £16.00 psf.)
EPC Rating:	TBC

## Amenities

- Glass partitioned meeting rooms
- Stylish black ceiling
- Passenger lift
- Kitchen
- Comfort cooling

### Christos Lemos, Agency Surveyor

📞 020 7025 8941  
✉ clemos@monmouthdean.com

### Georgia Mason, Agency Surveyor

📞 020 7025 8945  
✉ gmason@monmouthdean.com



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

**Subject to Contract April 2018**