

**to let**

**65 ST JOHN STREET, FARRINGDON, LONDON  
EC1M 4AN**

**781 - 1,874 sq.ft**



**REFURBISHED OFFICES CLOSE TO FARRINGDON, IN THE HEART  
OF CLERKENWELL**

## Location

Located on St John Street in the heart of Farringdon, close to Smithfield Market and just a few minutes' walk from Farringdon Station.

Farringdon is a well-established office location, in a dynamic part of town that is home to an array of occupiers from creative to professional and not for profit sectors.

Plenty of restaurant, bars, coffee shops, hotels and gyms close by. Waitrose, Tesco and Sainsburys are accessible in under five minutes.

## Description

The third and fourth floors are currently under refurbishment which is scheduled to complete in October 2019.

The offices will provide bright, open plan office accommodation with good floor to ceiling heights, raised floors, new carpeting and new kitchens along with a complete redecoration. Each floor is serviced by a passenger lift and will have refurbished WC facilities. Entryphone system with 24/7 Access.

## Accommodation

Third Floor	101.6 m <sup>2</sup>	1,094 ft <sup>2</sup>
Fourth Floor	72.5 m <sup>2</sup>	781 ft <sup>2</sup>
<b>TOTAL</b>	<b>174.1 m<sup>2</sup></b>	<b>1,875 ft<sup>2</sup></b>

Floors can be let together or separately.



Fourth Floor \*Internal photos taken prior to refurbishment.

## Lease Terms

A new effective FRI lease available for a term to be agreed.

**Rent** £49.50 per sq.ft

## Service Charge

A new service charge budget is being finalised.

## VAT

We understand the property is not currently elected for VAT.

## Business Rates

The third floor has a rateable value of £40,500  
 Uniform Business Rate 0.491p in the £  
 Estimate rates payable £19,885.50 pa

The fourth floor has a rateable value of £27,250  
 Uniform Business Rate 0.491p in the £  
 Estimate rates payable £13,379.75 pa

Interested parties are advised to verify these figures with the London Borough of Islington.



Third Floor \*Internal photos taken prior to refurbishment.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Energy Performance Certificate

The property has an EPC rating of D(79).

## Viewing and Further Information

For further information or to arrange an inspection, please contact:

Tom Welham, Keningtons LLP

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Or our joint agents:

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