



AVAILABLE TO LET

Watchmaker Court, St Johns Lane EC1

33 St Johns Lane, London EC1M 4DB



Office for rent, 1,130 sq ft, £58.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/42173-watchmaker-court-st-johns-lane-ec1-33-st-johns-lane>

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1,130 sq ft office available to rent in the heart of Clerkenwell, a couple of minutes walk from Farringdon Station and in a newly refurbished office scheme with two lifts, shared break out area and large lobby.

Comprising a 1,130 sq ft ground floor office which provides a fitted ready to occupy media style accommodation with bolon flooring, exposed air conditioning and services and the lower ground benefits from natural light from two large atriums.

Of particular interest to showroom occupiers given the prime location, the ground floor units offer excellent window frontage and with good ceiling height throughout each floor offers the perfect accommodation for furniture, lighting and/or flooring retailers.

Occupiers are spoilt for choice in the immediate area with an abundance of hotels, restaurants, bars and café's such as Luca, Foxlow, Zetter townhouse, Vinoteca, Grind, Hix and Smiths of Smithfield all within walking distance.

Highlights

- Open plan
- Good ceiling height
- Access via two lifts
- Large ground floor lobby/reception area
- Communal break out area to ground floor
- Bolon flooring
- Exposed air conditioning
- Media style finish
- Fitted and available as plug and play
- Bike storage

Property details

Rent	£58.00 psf
Est. S/C	£9.00 psf
Est. rates payable	£15.50 psf
Size	1,130 Sq ft

Lease details Sub-lease available until December 2021

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Notes	Status
Ground floor left	1,130	£58.00	£9.00	£15.50	£93,225.00	Showroom style fitout	Available

More information

[Visit microsite](#)

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Contact us

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