

Compton

For Rent
**14 St. John's Lane
Farringdon EC1**



A 21,000 sq ft building reimagined
for the future of business. Centrally
located in London's cultural hub of
Clerkenwell.

For Rent

14 St. John's Lane
Farringdon EC1M

Size

2,486 - 16,100 Ft²

Rent

£85 - £95 per sq ft

Fitout

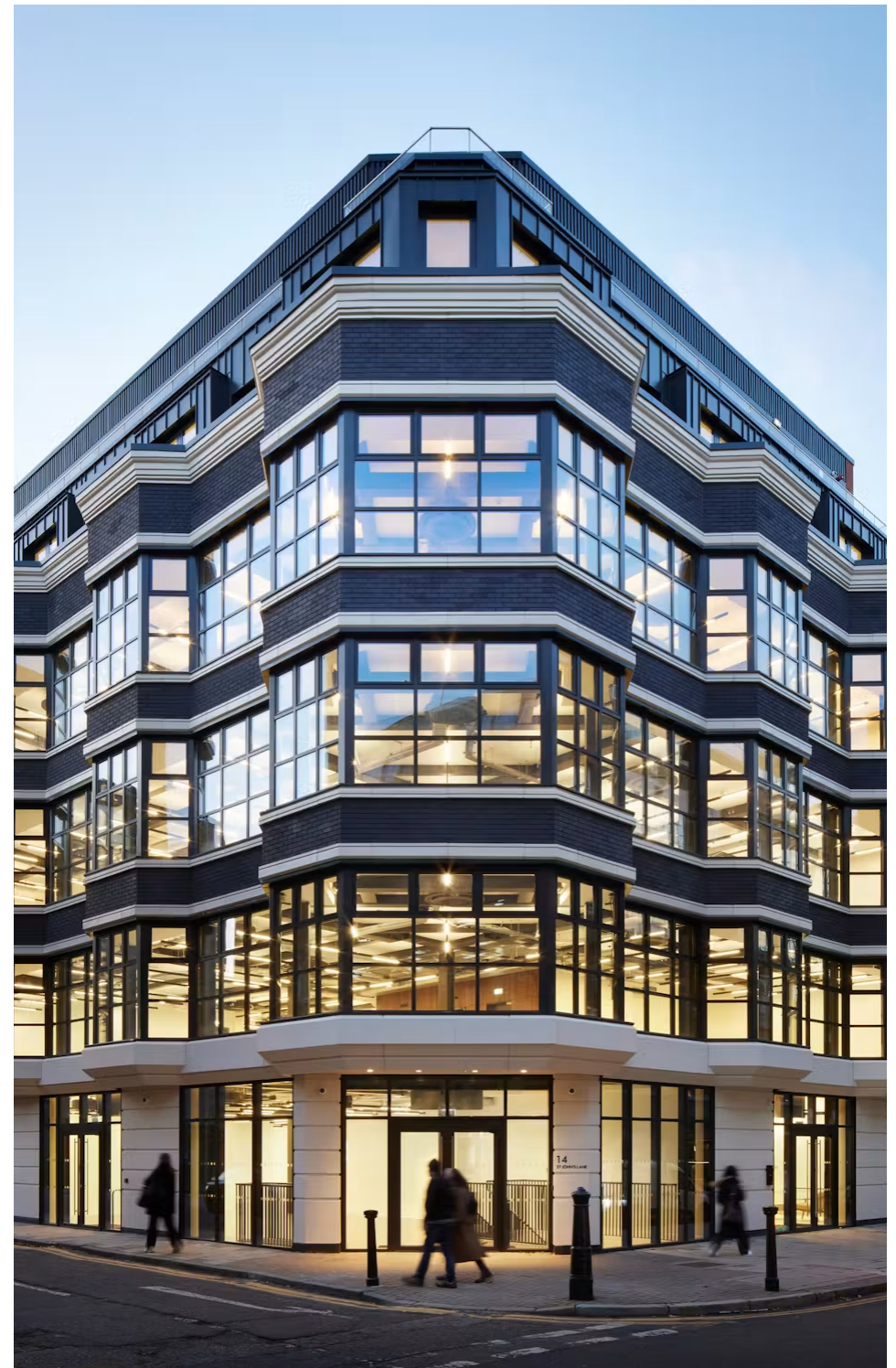
Not Fitted. Floors can be fitted,
subject to deal terms.

Description

14 St John's Lane is a brand new, corner-positioned and reimagined for the future of business. This 21,000 sq ft Clerkenwell building with 12,975 Sq Ft remaining sets a new benchmark for modern workspace. Floorplates range from 2,435–3,526 sq ft on a CAT A basis, with the top floor offering an exceptional private terrace with impressive City views.

Located in the heart of London's cultural hub, it combines striking design with exceptional connectivity and amenities. High-specification finishes, dual-aspect floorplates and excellent natural light complete this best-in-class opportunity.

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Description

Sustainability is central, with
BREEAM Excellent, WiredScore
Gold, EPC A and solar panels.

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Internal

Size

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Internal

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Views



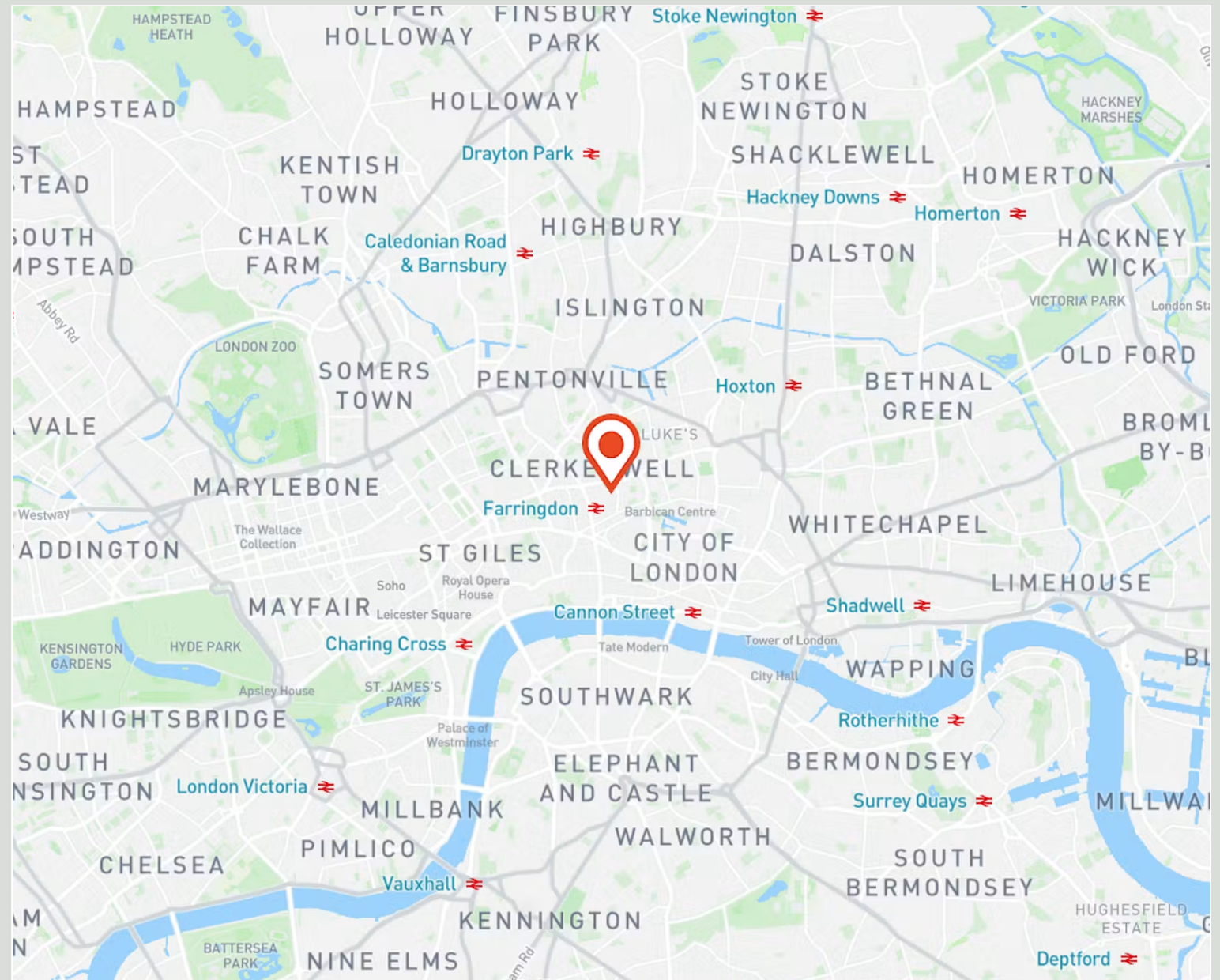
Internal

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Location

Situated in the heart of Clerkenwell & Farringdon, 14 St John's Lane is surrounded by a vibrant cultural scene and enjoys exceptional connectivity to neighbouring districts. Farringdon Station, just a short walk away, serves as one of London's most significant transport hubs, offering access to the Circle, Hammersmith & City, and Metropolitan lines, as well as Thameslink and the recently opened Elizabeth Line. These connections provide direct, rapid links to key commercial districts such as the West End, City Core, Canary Wharf, and Heathrow Airport, while the nearby districts of Old Street and Shoreditch attract leading tech and creative businesses.



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5th floor terrace



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9 — 14

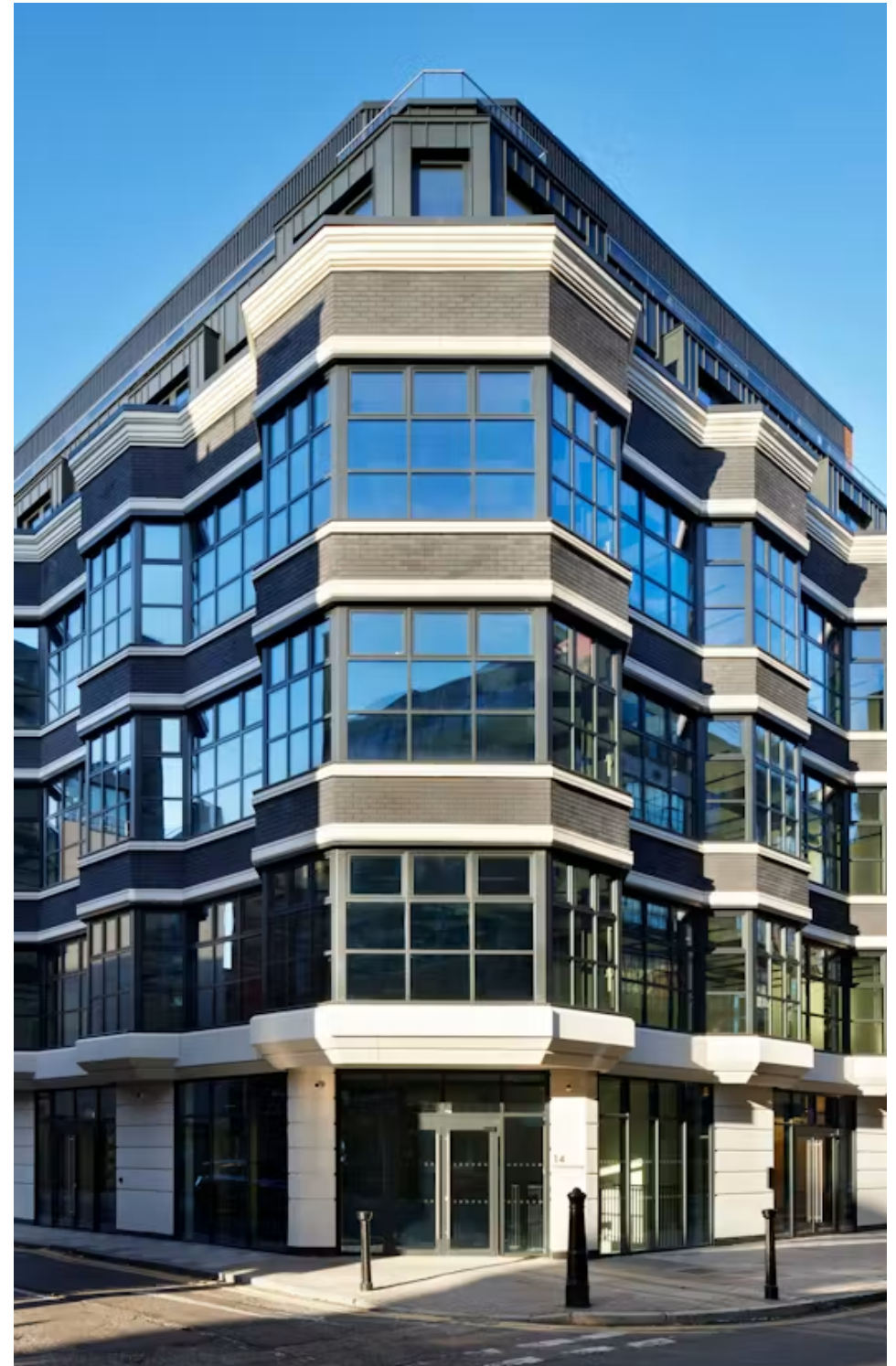
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Amenities

- Brand new corner position building
- High specification throughout
- Excellent natural light with dual aspect
- 2.7m ceiling heights
- 2x 13 person lifts
- Private terrace on 5th floor
- 24 bike spaces and 3 showers
- Brand new Air Conditioning system
- Short walking distance to Farringdon Station
- Self contained Ground and Lower Ground unit
- Solar Panels
- Sustainability at the heart with BREEAM Excellent and Wiredscore Gold credentials
- EPC A

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Internal



End of trip

For Rent

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
5th	2,435	£95	£27	£16.48	£138.48	£28,099.90	£337,198.80	Available
4th	3,125	£90	£27	£16.48	£133.48	£34,760.42	£417,125	Let
3rd	3,507	£85	£27	£16.48	£128.48	£37,548.28	£450,579.36	Available
2nd	3,507	£85	£27	£16.48	£128.48	£37,548.28	£450,579.36	Available
1st	3,526	£85	£27	£16.48	£128.48	£37,751.71	£453,020.48	Available
Total	16,100	£88	£27	£16.48	£131.48	£175,708.59	£2,108,503	

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Terms

New full repairing & insuring lease
available directly from the Landlord
for a term by arrangement.

VAT

The property is elected for VAT.

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

Want your workspace *managed?*

Find out more

compton.london/concierge

Contact Us

compton.london

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All appointments to view must be arranged via sole agents, Compton, through:



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