



**FOR SALE**

# Smoke House Yard, St John St, EC1

44-46 St John Street, London EC1M 4DF



Office for sale, 813 sq ft, £750,000

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/44233-smoke-house-yard-st-john-st-ec1-44-46-st-john-street>

Lucy Stephens  
lucys@stirlingackroyd.com

George Brereton  
georgeb@stirlingackroyd.com

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## Self-contained mews style office - Long Leasehold For Sale

The property can be described as a late Victorian, self-contained mews style, rendered building set within an attractive courtyard in the heart of Farringdon. It provides two self-contained units being a ground and 1st floor, and the 2nd floor unit, accessed via an external staircase to the right hand side of the property.

The ground floor greets you with a small lobby benefiting from a double height void due to the industrial style staircase. The ground floor provides a single WC and an attractive meeting space with bespoke kitchen and a very good amount of natural light. The upper floor provides an open plan work space with room enough for 4/5 working desks with a good level of storage solutions and again fantastic natural light.

The 2nd floor unit provides attractive loft style finish with a laminate timber flooring and exposed timber joists. The unit is mainly open plan with a raised informal meeting space with kitchenette and a single WC.

### Highlights

- Lobby with a double height void
- Attractive meeting space
- Bespoke kitchen
- Excellent natural light
- Laminate timber flooring
- Exposed timber joists
- 120 years dated December 1983

### Property details

Price	£750,000
Building type	Office
Tenure	Long leasehold
Size	813 Sq ft

### More information

[Visit microsite](#)

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### Contact us

Stirling Ackroyd  
40 Great Eastern Street, London EC2A 3EP  
🌐 [www.stirlingackroyd.com/commercial](http://www.stirlingackroyd.com/commercial)  
☎ 0203 911 3666  
✉ [commercial@stirlingackroyd.com](mailto:commercial@stirlingackroyd.com)  
🐦 @Stirling\_London  
📘 [facebook.com/StirlingAckroyd/](https://facebook.com/StirlingAckroyd/)

Lucy Stephens  
Stirling Ackroyd  
☎ 02039113667  
✉ [lucys@stirlingackroyd.com](mailto:lucys@stirlingackroyd.com)

George Brereton  
Stirling Ackroyd  
☎ 0203 911 3668  
✉ [georgeb@stirlingackroyd.com](mailto:georgeb@stirlingackroyd.com)

Samantha-Jo Roberts  
Stirling Ackroyd  
☎ 0203 911 3672  
✉ [samanthajor@stirlingackroyd.com](mailto:samanthajor@stirlingackroyd.com)

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