

144 ST JOHN STREET

ST JOHN STREET, FARRINGDON, EC1V 4UA

FOREST
REAL ESTATE

TO LET

1,421 SQ FT

Prime showroom/office arranged over ground and lower ground floors with good frontage onto St John Street

Key Features

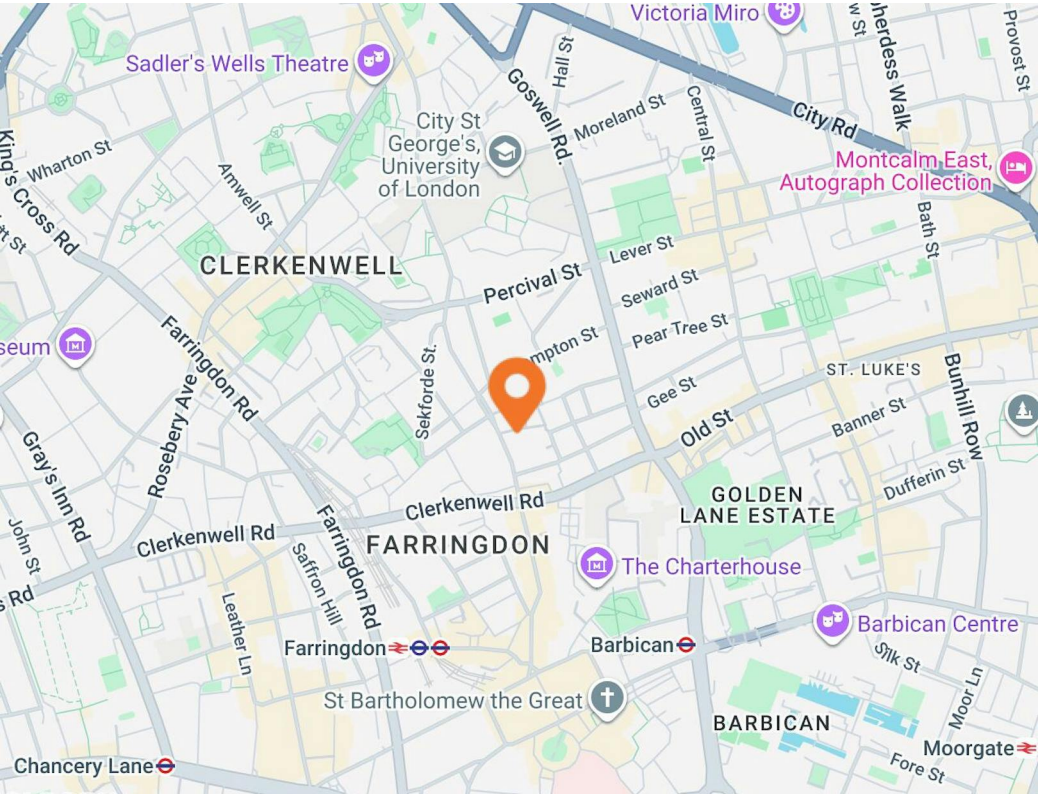
- Self-contained with dedicated street entance
- Open plan floors
- Internal light well
- Two x WC's (including DDA ground floor WC)
- Air-conditioning
- LED lighting
- Attractive facade
- Good ground floor ceiling height
- Screed flooring to the ground floor
- Fully fitted kitchen
- Glazed roof lights





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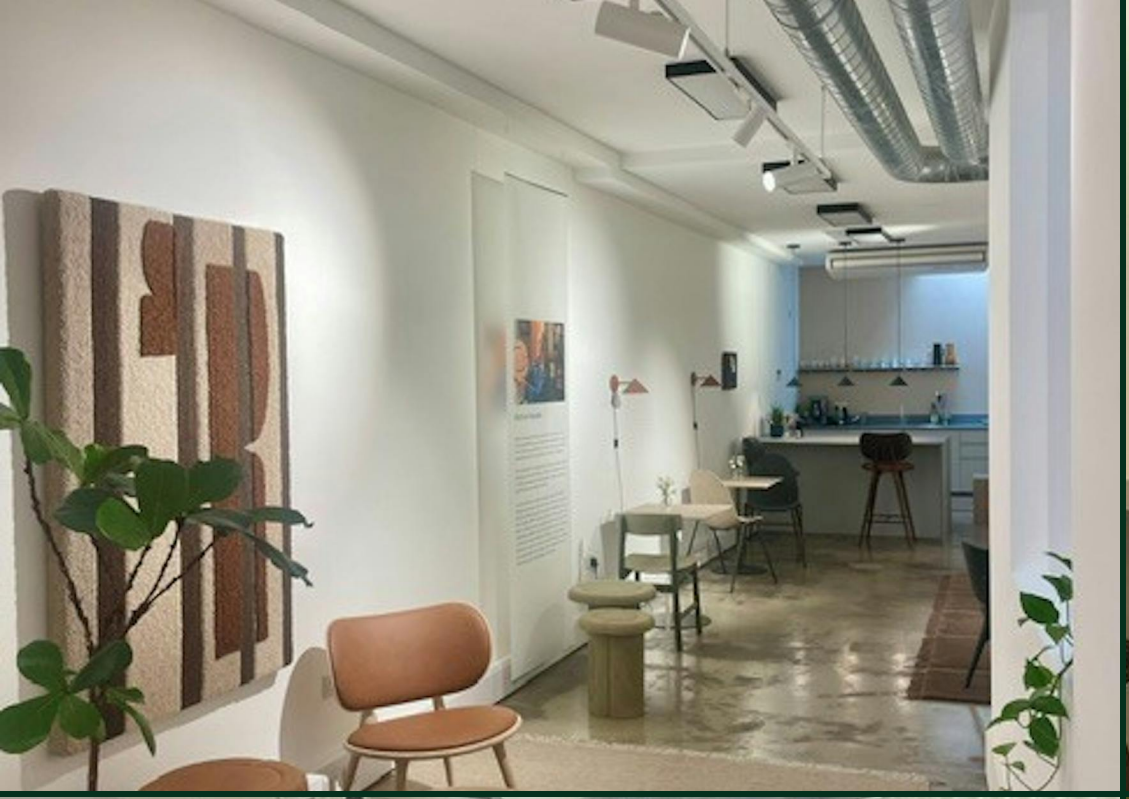


Description

Self-contained ground floor office/showroom arranged over ground and lower ground floors of this attractive period building. The available accommodation has been the subject of a detailed refurbishment and is offered in good condition. The accommodation is located in the heart of Farringdon within the popular showroom district. The ground floor has the benefit of good street access and is ideal for showroom occupiers.

Location

The property is located within close proximity to Farringdon station (Circle, Elizabeth, Metropolitan and Hammersmith & City lines and national Rail) Barbican station (Circle, Metropolitan and Hammersmith & City lines) Chancery Lane (Central line) and various bus routes are all close by.









Availability

Lease	New Lease
Rent	£82,500 per annum
Rates	To be confirmed.
Service Charge	£2.75 per sq ft
VAT	Applicable
EPC	B

Contact

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Industrial Team
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020 3355 1555

West End Team
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