

SHOWROOM



117 St John Street

London EC1V 4JA

THE WORKPLACE CO. 





## LEASE TERM

Available by way of an assignment until 6th March 2024.

From 6th March 2022, the rent rises to £41.34 psf.

From 6th March 2023, the rent rises to £42.63 psf.

Premiums offers are invited for the benefit of the Leasehold interest.

## DESCRIPTION

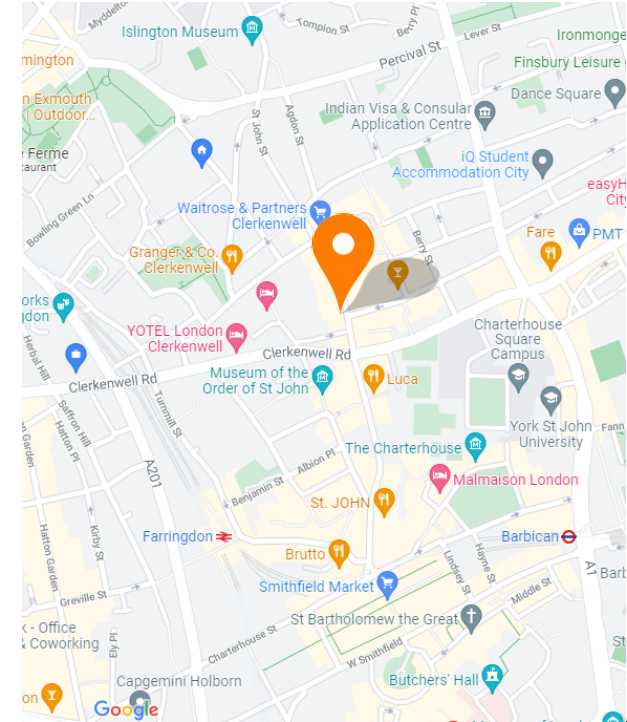
Great opportunity to acquire this bright and newly refurbished showroom in the heart of Clerkenwell. With frontage right onto St John's Street, this property is split between showroom and office area. This full-of-character showroom with exposed brickwork benefits from its own entrance with 24-hour access, a fitted kitchen and two demised toilets. Great space in an ideal location.

## AMENITIES

- Street frontage
- Self-contained
- Fibre
- Air conditioning
- Demised toilets
- Newly refurbished
- Central heating
- Spot lighting
- Fitted kitchen
- 24 hour access
- Exposed brickwork
- EPC - Upon request

## AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATE (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
GF	1,935	£40.05	£9.99	TBC	POA	Available



## CONTACT

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