



1 ST JOHN'S LN
EC1

Entire 2nd floor offering 15,082 sq ft of high grade,
fully-fitted office accommodation in the heart of Farringdon.



PRIME OPPORTUNITY

1 St John's Lane offers an entire floor just minutes' walk from Farringdon Station.

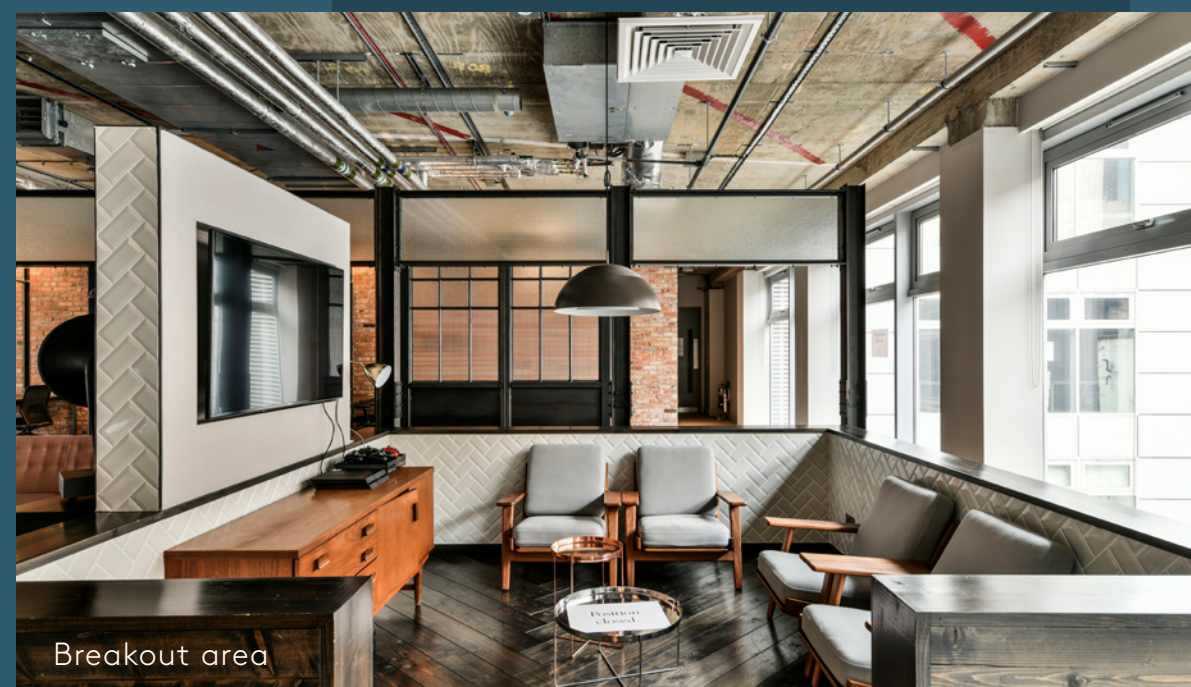
A bright, modern office fitted to a high standard provides an attractive blend of open plan, breakout and meeting room spaces in a ready-to-occupy condition.



Office floor



Dining area



Breakout area

SL



Breakout area



TAKE 360
VR TOUR



WCs



Office floor



SPECIFICATION

Fully-fitted and furnished

Air conditioning

LED lighting

Raised floors

Automatic passenger lifts

Commissionaire

Dedicated loading bay

Bike storage

Showers



SECOND FLOOR

- 132 desks
- 5 meeting rooms
- Breakout area with pool table and booth seating
- 1 kitchen
- 2 print rooms
- 1 comms room
- 2 store rooms
- 176 on-floor lockers



ST JOHN'S LANE

PETER'S LANE

HIGHLIGHTS



In the heart of Farringdon



3 Minutes from
Farringdon Station



Modern high grade
fitted offices



Air conditioning and
raised floors



Bike storage



Dedicated loading bay



Booth seating



Pool table

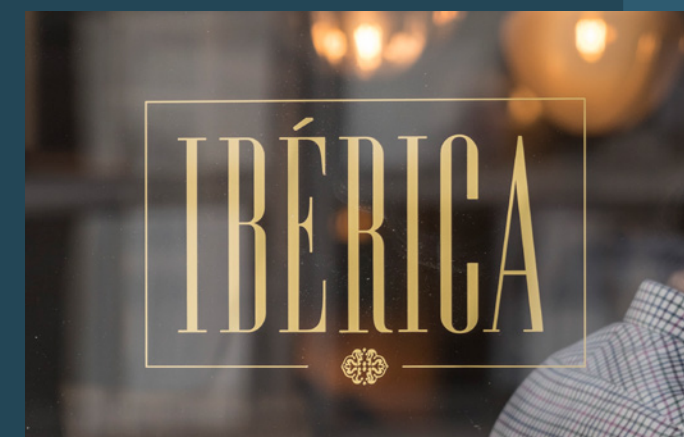
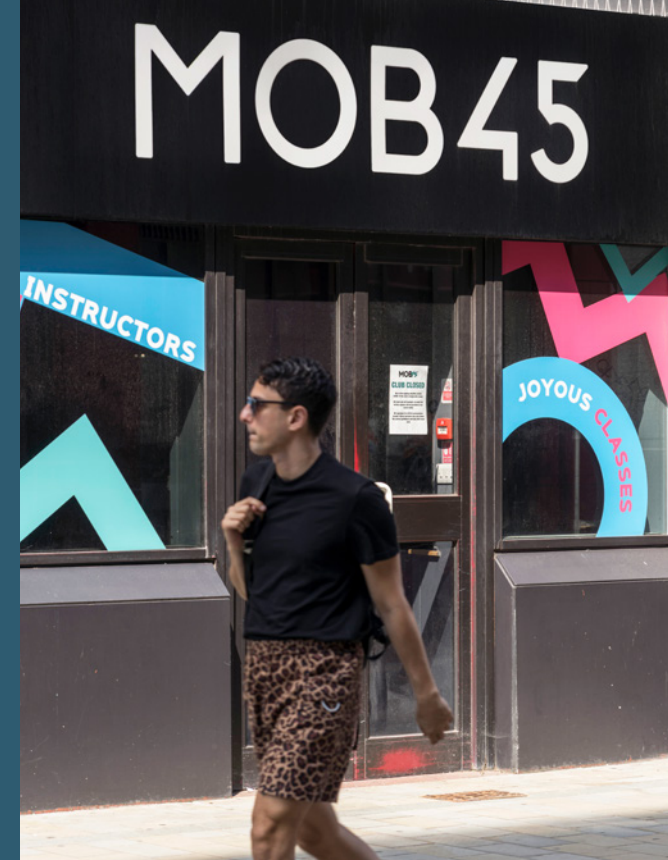


FABULOUS FARRINGDON

Situated in the heart of Farringdon, 1 St John's Lane benefits from an abundance of local amenities such as cafés, restaurants and pubs as well as famous street food markets. There is also a wide range of wellbeing opportunities with nearby gyms and green spaces.

Farringdon station is moments away offering excellent Underground, National Rail & Elizabeth Line connections. Chancery Lane Underground station is also within easy walking distance.

SL



ELIZABETH LINE

1 St John's Lane benefits from the Elizabeth Line, being only a 3 minute walk from Farringdon Station also granting access to the National Rail, Circle, Hammersmith & City and Metropolitan lines.



1 ST JOHN'S LN



HEATHROW
31 mins



EALING BROADWAY
24 mins



TOTTENHAM COURT RD
2 mins



LIVERPOOL STREET
5 mins



CANARY WHARF
8 mins

All Elizabeth Line times calculated from Farringdon station



TERMS

Available by way of a
sublease until July 2028.

COSTS

On application

EPC

D 83

CLUTTONS

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