Compton

For *Rent*
14 St. John's Lane
Clerkenwell 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
Clerkenwell EC1M

Size

2,486 - 16,100 Ft^2

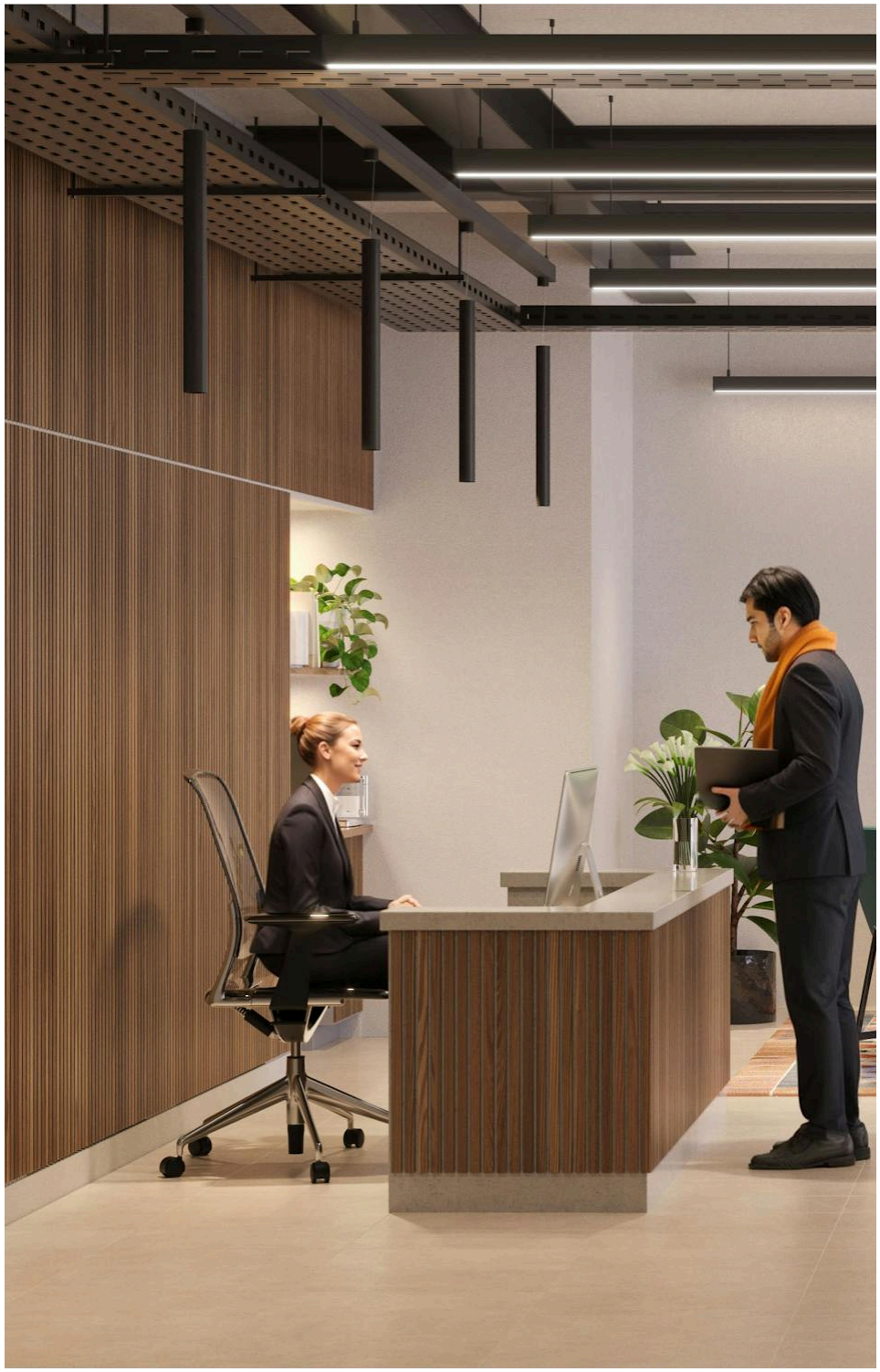
Fitout

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

Description

Brand new, corner-positioned and reimagined for the future of business, this 21,000 sq ft Clerkenwell building sets a new benchmark for modern workspace. 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.

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



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14 St. John's Lane
Clerkenwell EC1M

Upper Floor CGI

Size

2,486 - 16,100 Ft^2

Fitout

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5th Floor Private Terrace CGI

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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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Amenities

- Brand new corner position building
- High specification throughout
- Excellent natural light with duel aspect
- 2.7m celling 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

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	£27.50	£16	£138.50	£28,103.96	£337,247.50	Available
4th	3,125	£90	£27.50	£16	£133.50	£34,765.63	£417,187.50	Available
3rd	3,507	£85	£27.50	£16	£128.50	£37,554.13	£450,649.50	Available
2nd	3,507	£85	£27.50	£16	£128.50	£37,554.13	£450,649.50	Available
1st	3,526	£85	£27.50	£16	£128.50	£37,757.58	£453,091	Available
Ground	2,766	-	£27.50	£16	£43.50	£10,026.75	£120,321	Under Offer
Lower Ground	1,453	-	£27.50	£16	£43.50	£5,267.13	£63,205.50	Under Offer
Total	**20,319**	**£88**	**£27.50**	**£16**	**£106.36**	**£191,029.31**	**£2,292,351.50**	

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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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