

**28 St. John's Square**  
Clerkenwell, London, EC1M 4DN



OFFICE TO LET | 921 sq ft



**Location**

This property commands a prominent position on St Johns' Square, and benefits from a number of amenities in the immediate vicinity. Farringdon station (Circle, Hammersmith and City and Metropolitan Lines) is a short walk away, while a number of bars and restaurants line the surrounding streets.

**Floor Areas**

Floor	sq ft	sq m
5th Floor	921	85.5
<b>TOTAL (approx.)</b>	<b>921</b>	<b>85.5</b>
*Measurement in terms of *NIA		

**Description**

The available floor comprises light, open plan space with stylish black ceilings and two glass partitioned meeting rooms. There is also a small private office. Generous windows afford the suite lots of natural light

**Christos Lemos, Agency Surveyor**

 020 7025 8941

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

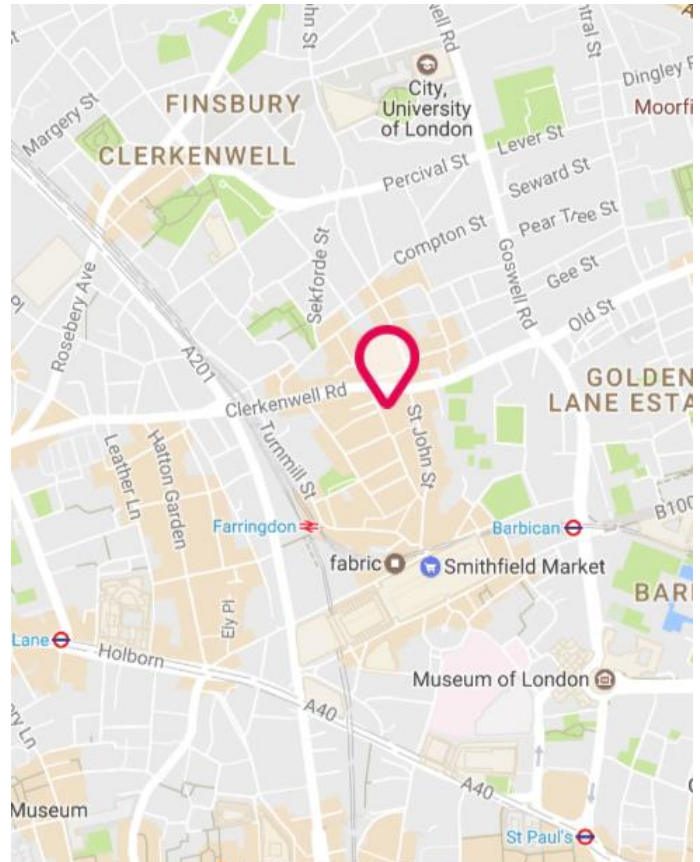
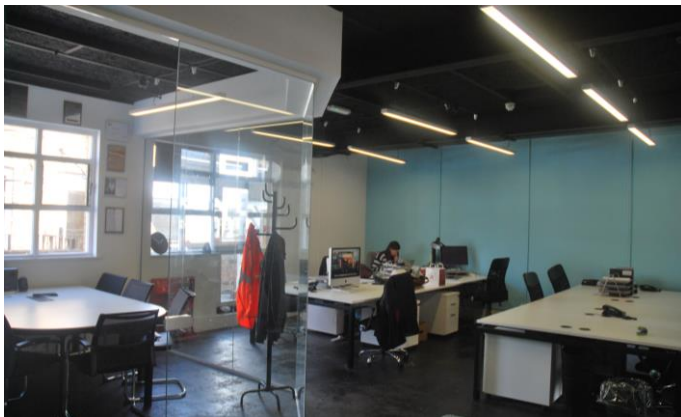
**Subject to Contract August 2017**

 020 7025 1390  10 Golden Square London W1F 9JA  41 Lothbury London EC2R 7HG

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## Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease until August 2018
Passing Rent:	£43.50 psf pax.
Rates:	Estimated at £11.12 pas pa 2017/18
Service Charge:	Estimated to be running at approx. £10.00 psf. pax. (Capped at £16.00 psf.)

## Amenities

- Glass partitioned meeting rooms
- Stylish black ceiling
- Passenger lift
- Kitchen
- Comfort cooling

## Christos Lemos, Agency Surveyor

📞 020 7025 8941  
✉ clemos@monmouthdean.com

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