

OLD STREET

THE SMITHSON

14 ST JOHN'S SQUARE

LONDON EC1M 4NL

11,458 Ft² of self-contained office/showroom space over ground & lower ground floors available for rent in the heart of Clerkenwell and located moments away from Farringdon Station



Summary

Ground & Lower Ground Floors

11,458 Ft² (1,065 M²) Approx.

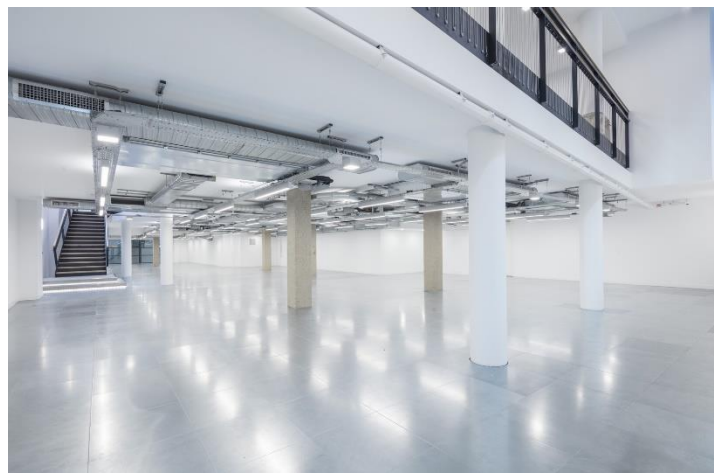
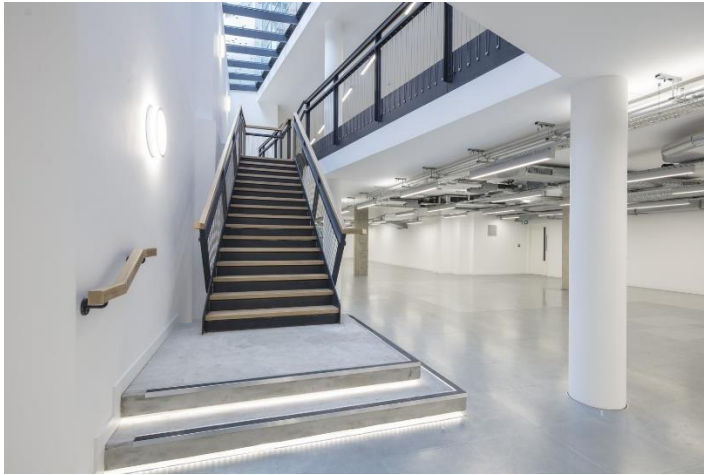
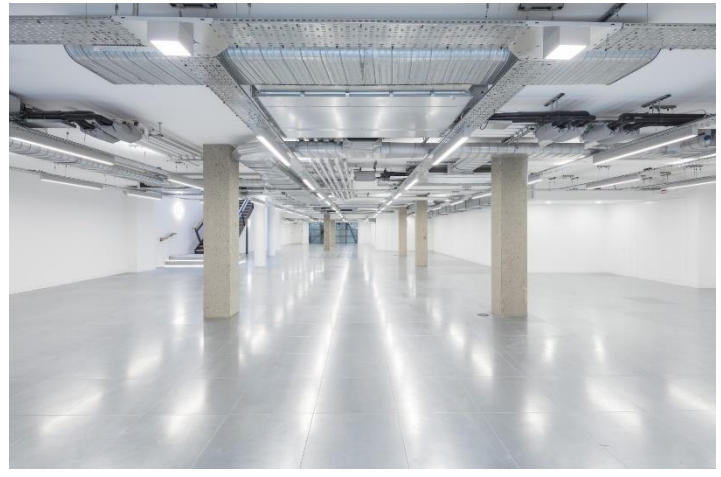
Rent | £55.00 /Ft²

Contact us

Viewing is strictly by prior appointment with Colliers International through:

020 7101 2020





AMENITIES

- Self-contained G&LG with self-contained entrance and inter-connecting staircase
- Newly refurbished
- Private ground floor terrace
- Fully accessible raised flooring
- Under floor air-conditioning system
- Modern lighting
- Good natural daylight
- Generous floor to ceiling height
- 1:8 occupancy density throughout

FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft ² Approx.	Rent /Ft ²	Service Charge /Ft ²	Rates /Ft ²	Availability / Status
Ground & Lower Ground	6,906 4,552	£55.00	£3.75	TBC	Available
Total	11,458				

Prospective tenants are advised to confirm any rating liability directly with the Local Authority



CONTACT US

All appointments to view must be arranged via joint agents, Colliers International, through:

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Alternatively, please contact our joint agent Savills on 020 7499 8644