Commercial Office Space

855 sq ft

Offices to let in prime Clerkenwell location

TO LET

140-142 St John Street, Clerkenwell, EC1V 4JT

LOCATION

The premises is located on the east side of St John Street just north of the junction with Clerkenwell Road. St John Street is one of the prime locations in Clerkenwell with a vast mix of shops, bars and restaurants including Waitrose, The Modern Pantry and The Zetter Hotel & Townhouse. Farringdon and Barbican Stations are also just a short walk away.

TRANSPORT

Farringdon Station (Circle, Metropolitan, Hammersmith & City lines and Thames Link)
Barbican Station (Circle, Metropolitan, Hammersmith & City lines)
Buses – 55 and 243 (Oxford Circus and Waterloo)

DESCRIPTION

The office is located on the first floor of this attractive Clerkenwell office building. The floor is open plan and is to undergo a programme of refurbishments and will benefit from the following amenities:

AMENITIES

- Newly refurbished
- Comfort cooling
- Excellent natural light
- Passenger lift
- Tea points
- Central heating
- Perimeter trunking
- High ceilings

APPROXIMATE FLOOR AREAS

First Floor	855 sq ft	79.4 sq m
Third Floor	1,800 sq ft	LET
Total	**855 sq ft**	**79.4 sq m**

LEASE

A new full repairing and insuring lease is available for a term by arrangement.

RENT

£26.50 per sq ft plus VAT.

SERVICE CHARGE

We understand that the service charge is £5.00 per sq ft plus VAT

RATES

We understand that the rates payable for the current year are £10.59 per sq ft.

Interested parties must contact the London Borough of Islington to satisfy themselves to the accuracy of these figures.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313
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STRETTONS 0207 375 1801
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Energy Performance Certificate
Non-Domestic Building

HM Government

FIRST FLOOR REAR OFFICE
140-142 St. John Street
LONDON
EC1V 4JT

Certificate Reference Number:
0040-7934-0342-1752-2030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100 ◄ 93 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO$_2$ emissions

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Mixed-mode with Natural Ventilation
Total useful floor area (m^2):	82
Building complexity (NOS level):	3
Building emission rate (kgCO$_2$/m^2):	57.25

Benchmarks

Buildings similar to this one could have rating as follows:

35 If newly built

93 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.