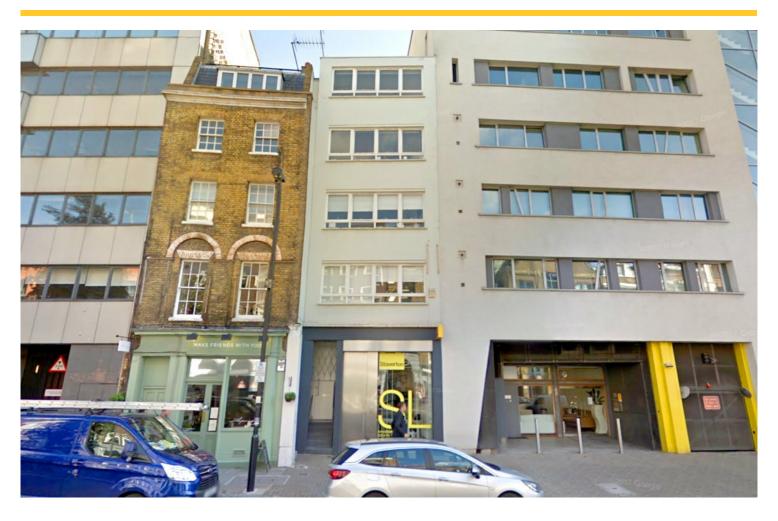
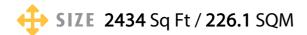
OFFICE TO LET

70 St John Street, Clerkenwell, London, EC1M 4DT













CONTACT
Elliot Goodman
020 7843 3793
07773 038 190
elliot.g@pearl-coutts.co.uk

70 St John Street, Clerkenwell, London, EC1M 4DT

THE SPACE

LOCATION

NEARBY

£ 10 ATMs

📤 11 Banks

3 Meal Deliveries

♣ 1 Post Office

20+ Restaurants

⊖ Bus Routes 4, 55, 56, 153, 243

😝 Barbican

Circle H'smith & City Metropolitan

Farringdon

Circle H'smith & City Metropolitan

Chancery Lane

→ Moorgate

Great Northern

■ 20+ Accountants

20+ Cafes

Parking Places

20+ Gyms

20+ Bars / Pubs

Farringdon

Elizabeth line

₹ FarringdonThameslink

St. Paul's

Central

City Thameslink

Thameslink

Moorgate

Circle H'smith & City Metropolitan Northern

USE

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

Rates are payable to the local authority. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

BUILDINGS INSURANCE

Available upon request.

FEES

There is a one-off administration fee of £ + VAT.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC



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