

Compton

For Rent
**100 St. John Street
Farringdon EC1**



Rare Partially Fitted Floor now
Available within Prime Farringdon
Building on St John Street

For Rent

100 St. John Street
Farringdon EC1M

Size

4,944 Ft²

Rent

£79.50 per sq ft

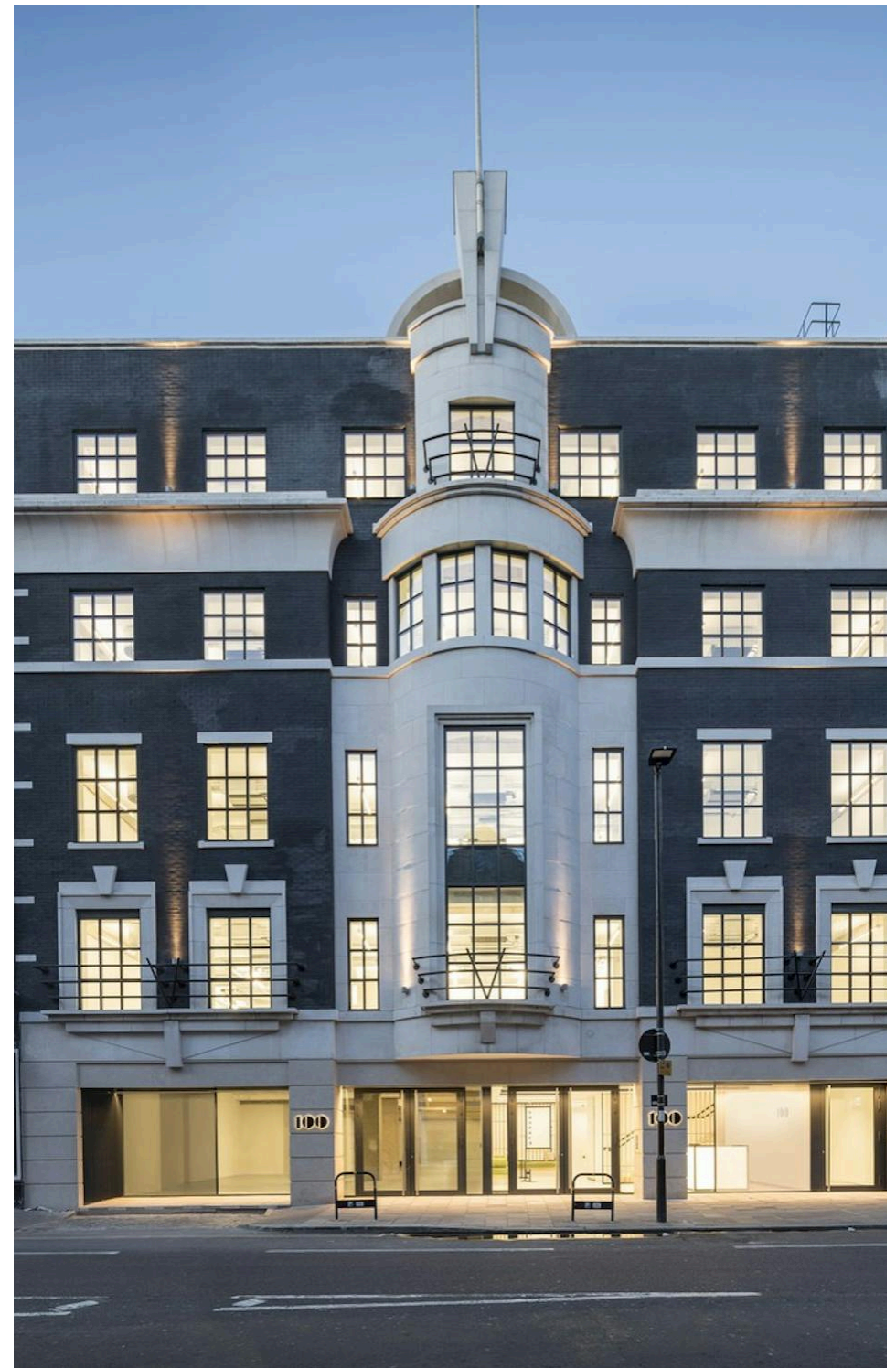
Fitout

Not Fitted. Partially Fitted

Description

Located within one of London's most characterful neighbourhoods, the 4th Floor within the iconic 100 St John Street is now available to let. The symmetrical facade features Portland stone columns and tinted brickwork. Large, recessed glazing maximise the views into the ground floor showroom space and reception area.

With a modern and contemporary feel, the reception area is inspired by the Stepney Carrier building that previously occupied the site, and uses Art Deco references within the modern fixtures and finishes. The efficient open plan floor plate maximises the existing character of the building with exposed concrete columns, beams and services.



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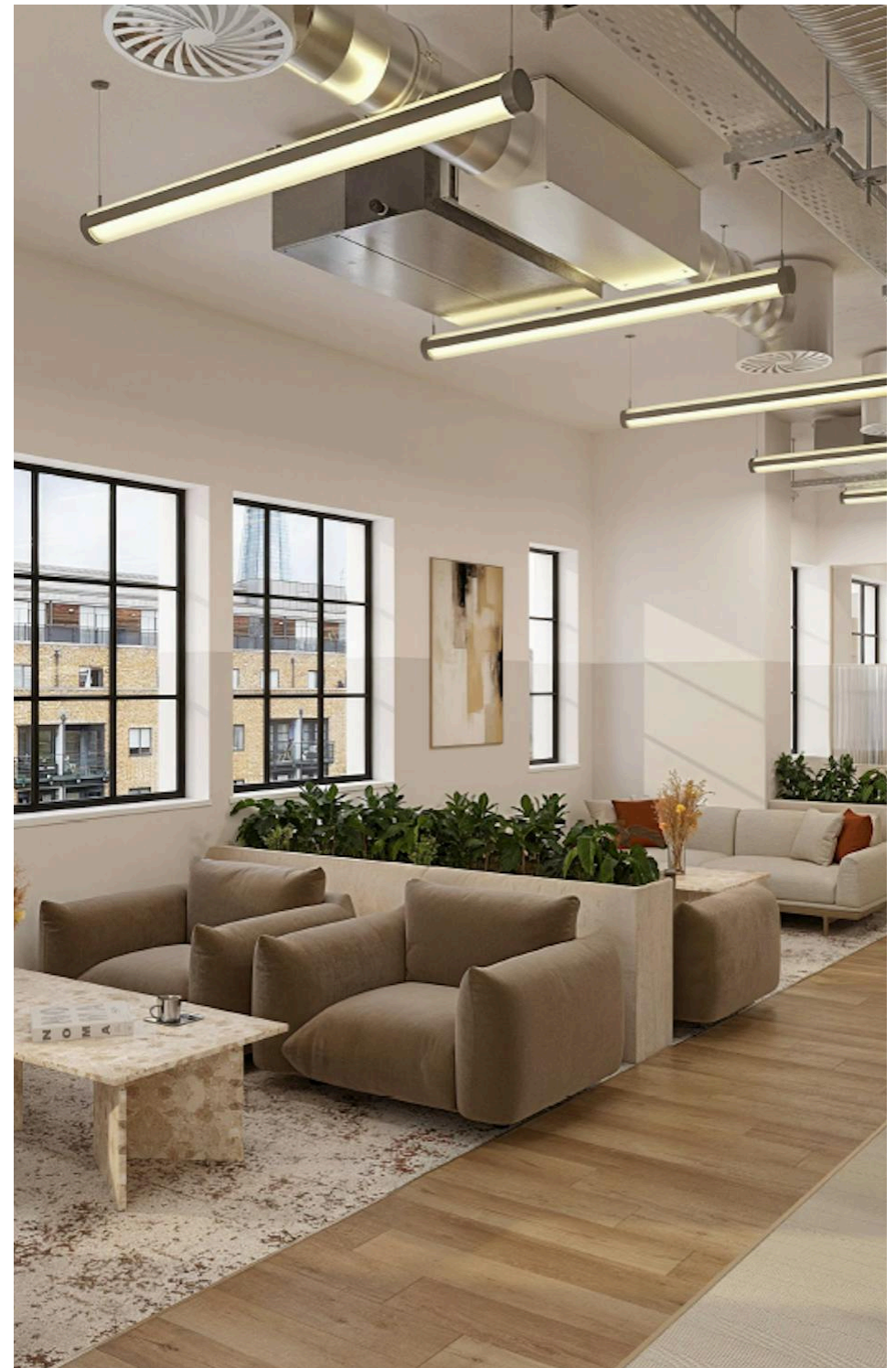
£79.50 per sq ft

Fitout

Not Fitted. Partially Fitted

Description

Feature surrounds to the lift core bring the building identity through to each floor, while the space can be easily adapted by occupiers to suit their own needs and branding.



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4th Floor CGI's

Size

4,944 Ft²

Rent

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Fitout

Not Fitted. Partially Fitted

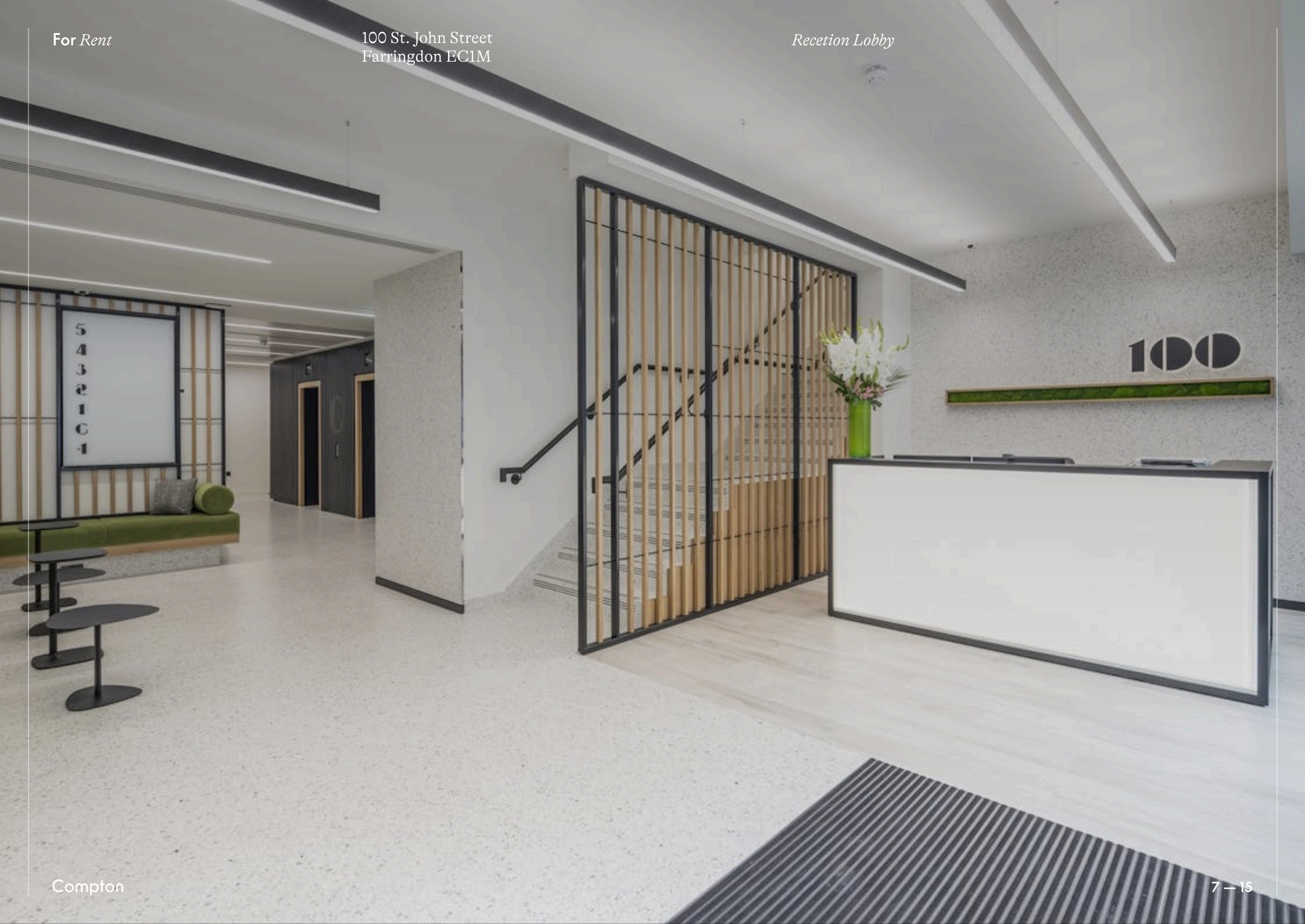


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Reception Lobby



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Location

The building is located on the west side of St John Street between Charterhouse Street and Clerkenwell Road, within close proximity of vibrant cafes and amenities.

Clerkenwell & Farringdon is well-connected, with excellent transport links including the London Underground, National Rail services, and the Elizabeth Line, making it easy to navigate The City, West End and beyond. The nearby Smithfield Market adds to the neighborhood's character, while iconic landmarks such as St John's Gate and Clerkenwell Green are just a short stroll away.



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Amenities

- Prime Farringdon Location on St John Street
- Partially Fitted Floor including various meeting rooms and 2 kitchenettes, which can be delivered Fully Fitted & Furnished Subject to Terms
- Fit out can accommodate up to 60 desks, 12-person, 10-person, 8-person and 4-person meeting rooms, ample breakout and collaboration areas and kitchenette.
- CGI's for design inspiration only
- Reception Lobby with Commissionaire
- Windows along three elevations allowing for superb natural light throughout
- Air Conditioning
- Self-Contained WC's
- 24/7 Access
- BREEAM Very Good
- Two Passenger Lifts
- Shower Facilities and Bike Storage

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
4th	4,944	-	£20.74	£12.39	£33.13	£13,649.56	£163,794.72	Under Offer
Total	4,944		£20.74	£12.39	£33.13	£13,649.56	£163,794.72	

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Terms

New Full Repairing & Insuring
Lease available for a term by
arrangement direct from the
Landlord

VAT

The building has been elected for
VAT

Local Authority

The London Borough of Islington

Legal Costs

Each party to be responsible for its
own legal and all other professional
costs incurred in the transaction

Fit Out

The space is currently presented in
a partially fitted specification,
which includes various meeting
rooms and 2 kitchenettes. However,
the space can be delivered fully
fitted and furnished (CAT A+).
The CGI's are for inspiration only,
but can be delivered subject to

Content

Watch the Film
(click button)



Contact Us

compton.london

020 7101 2020

enquiries@compton.london

All appointments to view must be arranged via sole agents, Compton, through:



Michael Raibin
mr@compton.london
0207 101 2020 | 07880 795 679



Sonia Oberoi
so@compton.london
020 7101 2020 | 07483 882 598