



The Sans, St John's Square, Farringdon, EC1M 4AH

Fully Fitted Managed Floor

- » Grade A Office Space
- » Part 3rd floor
- » 2,700 sq ft
- » Excellent Fit-Out delivered by the Landlord

Contact Devono

Viewings strictly by appointment with the sole letting agents, Devono.

DAVID BARRINGTON
M: 07967 345830
E: db@devono.com

CHARLIE CHELL
M: 07896 634903
E: cc@devono.com



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Description

- » 20 x Open plan workstations
- » 10 x Person boardroom
- » 2 x VC-enabled call booths
- » Kitchen
- » Extensive breakout and touch down areas

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Location

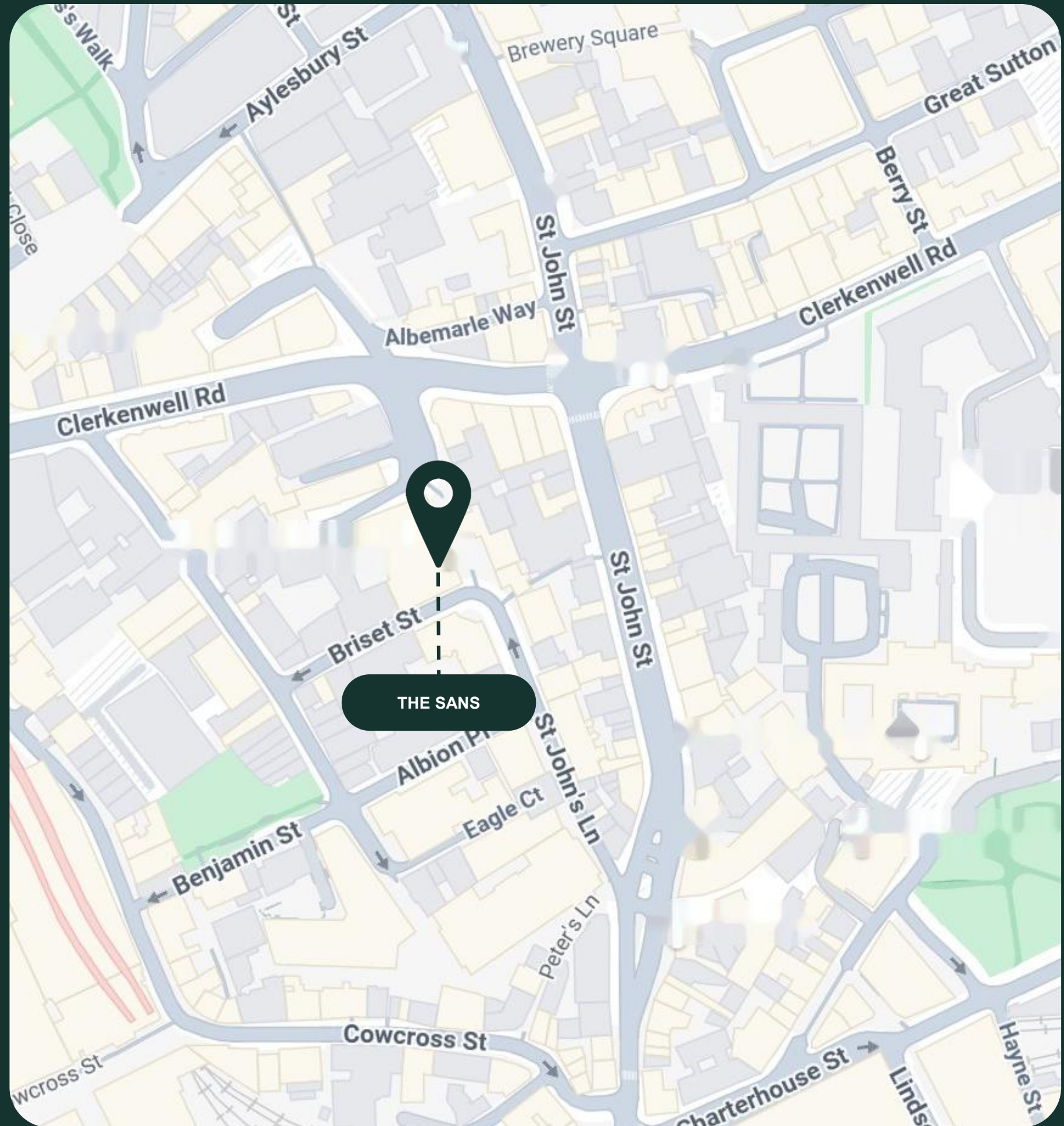
Occupying a prime position on St John's Square, The Sans sits at the crossroads of Clerkenwell and Farringdon – one of London's most vibrant business, creative and cultural districts. Directly adjacent to the historic St John's Gate and moments from Smithfield Market, the building blends contemporary workspace with a rich sense of place. Farringdon station is just a short walk away, providing unrivalled access via the Elizabeth line, Thameslink and London Underground, connecting occupiers seamlessly across London and beyond. Surrounded by renowned restaurants, cafés, design showrooms and amenity-rich public spaces, The Sans offers an exceptional workplace destination in the heart of EC1.

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Amenities

- Plug & play
- Impressive reception
- Ground floor courtyard
- Excellent end-of-trip facilities
- Views of St John's Sq. and the historic Museum of the Order of St John.
- Excellent natural light
- Prime Clerkenwell location
- Recently developed building

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Terms

The 3rd floor is available for a term expiring in July 2028, or on a new lease by arrangement.

Rent: £95 per sq ft

Rates: £26.50 per sq ft

Service charge: £16 per sq ft (estimated)

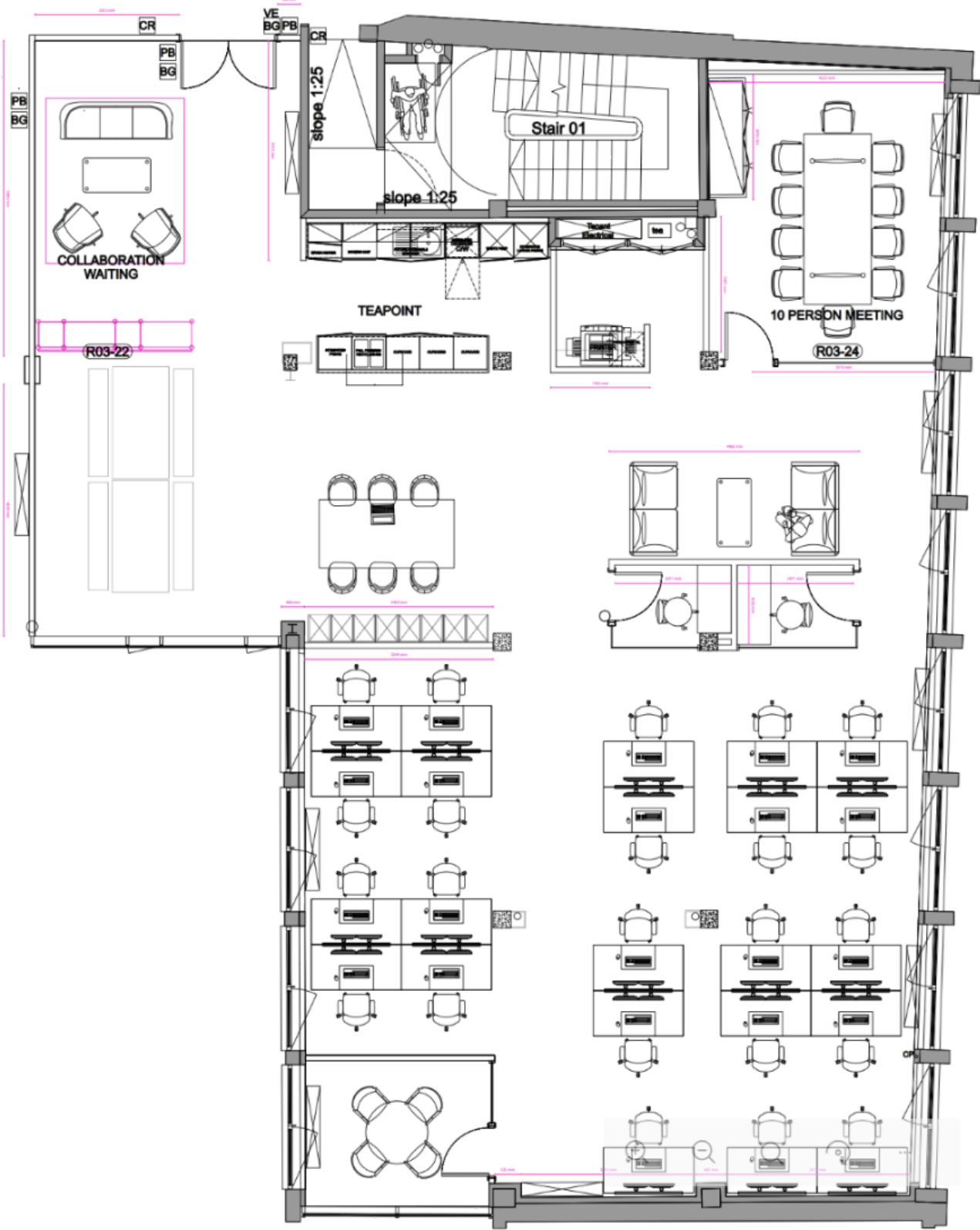
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