

PATER  
JOHNSON  
MERRIMAN



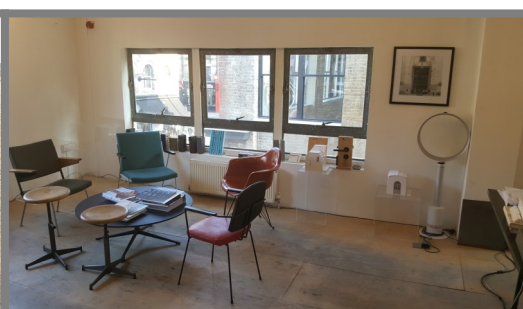
**OPEN PLAN OFFICE OVER TWO FLOORS**

**TO LET**

**1060 Sq. Ft. Approx.  
(98 Sq. M. Approx.)**

Pater | Johnson | Merriman  
43 St John Street  
Clerkenwell  
London EC1M 4AN

Tel: +44 (0) 20 7253 2525  
Fax: +44 (0) 20 7253 1515  
info@pjmsurveyors.com  
www.pjmsurveyors.com



**111 ST JOHN STREET  
CLERKENWELL  
EC1V 4JA**

Property Consultants & Surveyors

Offices | Industrial | Retail | Investment | Development | Valuation & Survey | Estate Management

Directors: Hedley Merriman MA FRICS ACI AR, Andrew Pater TECH RICS, David Johnson BA (Hons) PGDP MRICS

Associate Directors: Tim Freeland BSc (Hons) MRICS, Jake Pater BA (Hons)

Consultants: Colin Rickard FRICS, James Osbourne FRICS, Philip Waldman FRICS IRRV, Alan Shurety FRICS

Pater Goodman Merriman Property Services Ltd. 88-90 Crawford Street London W1S 2BS Registered in England no. 4074031



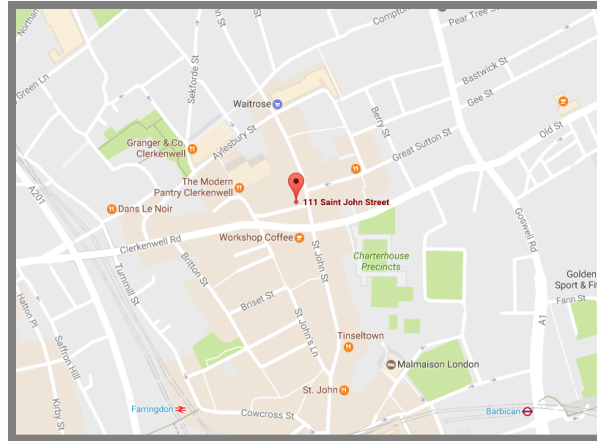
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### **LOCATION:**

Located on the West side of St John Street on the corner of Albemarle Way, close to the junction with Clerkenwell Road and within a few minutes walk of Farringdon and Barbican stations (Metropolitan, District, Circle, Hammersmith & City Lines, Thameslink).

*The Crossrail (Elizabeth Line) hub at Farringdon is due to open in 2018.*

Popular amenities and eateries are close-by.



### **DESCRIPTION:**

The first and second floor units are available. Both units currently provide open-plan space with excellent natural light, gas-fired central heating, entry-phone system and WC. The unit is of good specification and includes a kitchen facility.

### **LEASE TERMS:**

A new lease for a term by arrangement.

Possession immediate upon completion of legal formalities.

(Each Party to be responsible for their own legal costs incurred in this transaction.)

### **RENT:**

**£47.50 Per Sq. Ft.**

### **CONTACT:**

Jake Pater - [jake@pjmsurveyors.com](mailto:jake@pjmsurveyors.com)

Adam Lewis - [adam@pjmsurveyors.com](mailto:adam@pjmsurveyors.com)

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