



ST JOHN'S LANE

LONDON EC1

A 21,000 sq ft building reimagined for the future of business

Building THE FUTURE

A 21,000 sq ft building reimagined
for the future of business.

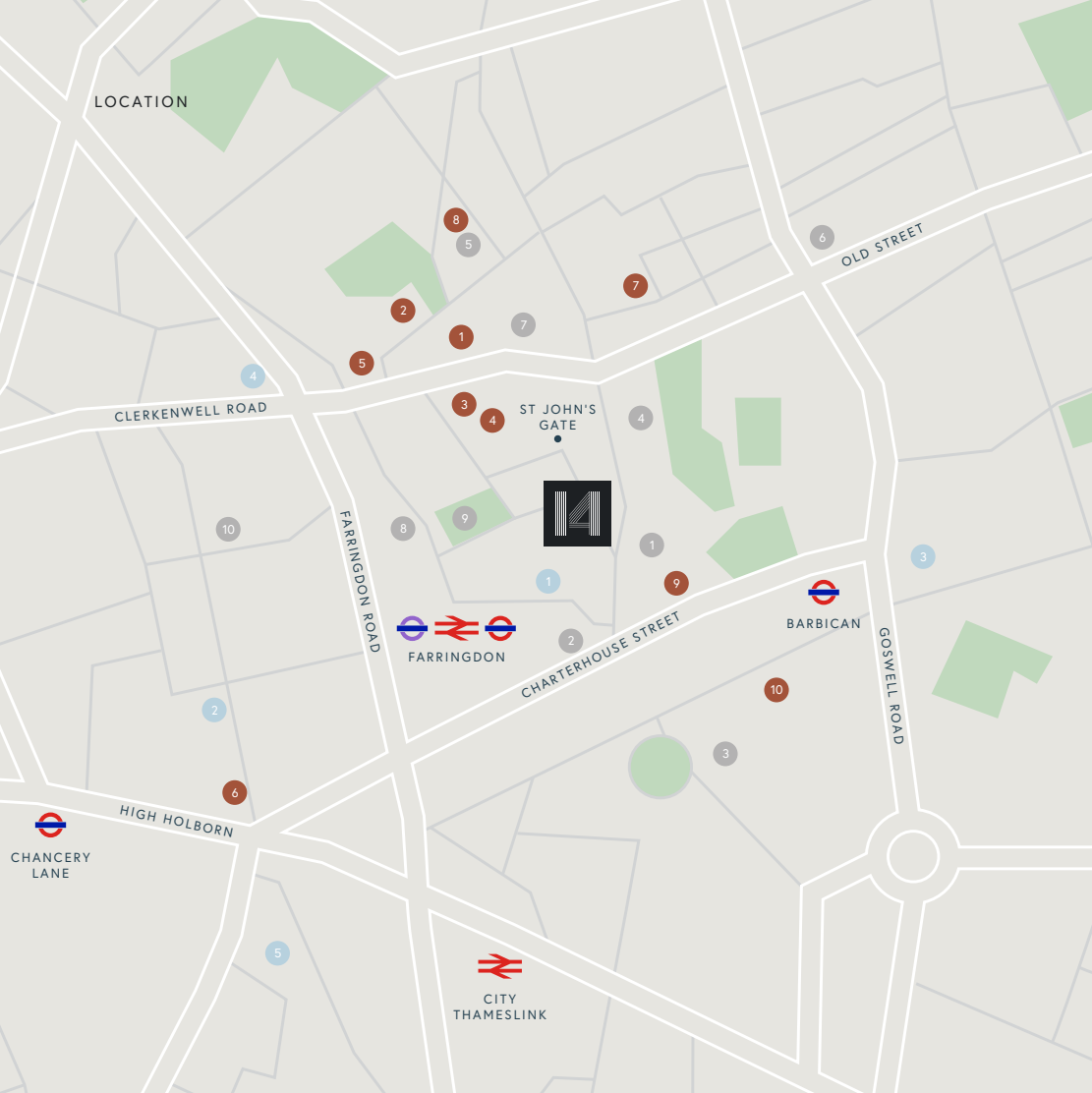
Centrally located in London's cultural hub of Clerkenwell,
we are proud to present a newly redeveloped office
featuring a flexible, future-proof design.

With a design team led by architect Squire & Partners,
14 St John's Lane combines forward thinking ESG
features with a contemporary, beautifully-crafted
and detailed interpretation of the local architecture.

14 St John's Lane is just a short walk from St John's
Gate and the new Farringdon Elizabeth Line Station,
one of London's best connected transport hubs.







LOCATION

OLD STREET

CLERKENWELL ROAD

FARRINGDON ROAD

CHARTERHOUSE STREET

GOSWELL ROAD

HIGH HOLBORN

ST JOHN'S GATE

BARBICAN

FARRINGDON

CITY THAMESLINK

● RESTAURANTS

1. St John
2. Smiths of Smithfield
3. Club Gascon
4. Luca
5. Granger & Co
6. Breddos Tacos
7. Compton
8. Iberca
9. Brutto
10. Anglo

● PUBS & BARS

1. The Zetter Townhouse
2. Three King's Clerkenwell
3. Brewdog Clerkenwell
4. Clerkenwell & Social
5. The Green
6. Bounce Farringdon
7. The Slaughtered Lamb
8. The Sekforde
9. Fox & Anchor Pub
10. The Hand and Shears

● WELLNESS

1. F45 Training Farringdon
2. Gymbox Farringdon
3. Nuffield Health Barbican
4. PureGym Farringdon
5. The Gym Group

Unrivalled CONNECTIVITY

WALKING 🚶

ST JOHN'S GATE
3 min

FARRINGDON STATION
3 min

BARBICAN STATION
6 min

CITY THAMESLINK
7 min

LEATHER LANE MARKET
8 min

ELIZABETH LINE 🚆 VIA FARRINGDON

LIVERPOOL STREET
2 min

BOND STREET
4 min

PADDINGTON
8 min

CANARY WHARF
9 min

HEATHROW AIRPORT
31 min

TUBE 🚇 VIA FARRINGDON

KING'S CROSS
2 min

OLD STREET
4 min

BANK
6 min

LONDON BRIDGE
11 min

LEICESTER SQUARE
12 min

OFFICE SPACE

Designing FOR THE FUTURE

Leading architecture and interior design that meet the aspirations of a modern workplace.

Each floor provides a unique and contemporary workspace, with the flexibility to create the environment required to suit all business needs.



CGI for indicative purposes only

Building SPECIFICATION



2.7 M CEILING HEIGHTS
Floor-to-ceiling heights on office floors and the ground floor reception



2 X 13 PERSON LIFTS
Providing a central core for the building



24 BIKE SPACES
6 folding bike lockers



3 SHOWERS
Including 1 accessible shower, a drying room and 39 lockers



OPENABLE WINDOWS
Providing fresh air and maximising daylight



ROOF TERRACE
Private terrace on 5th floor

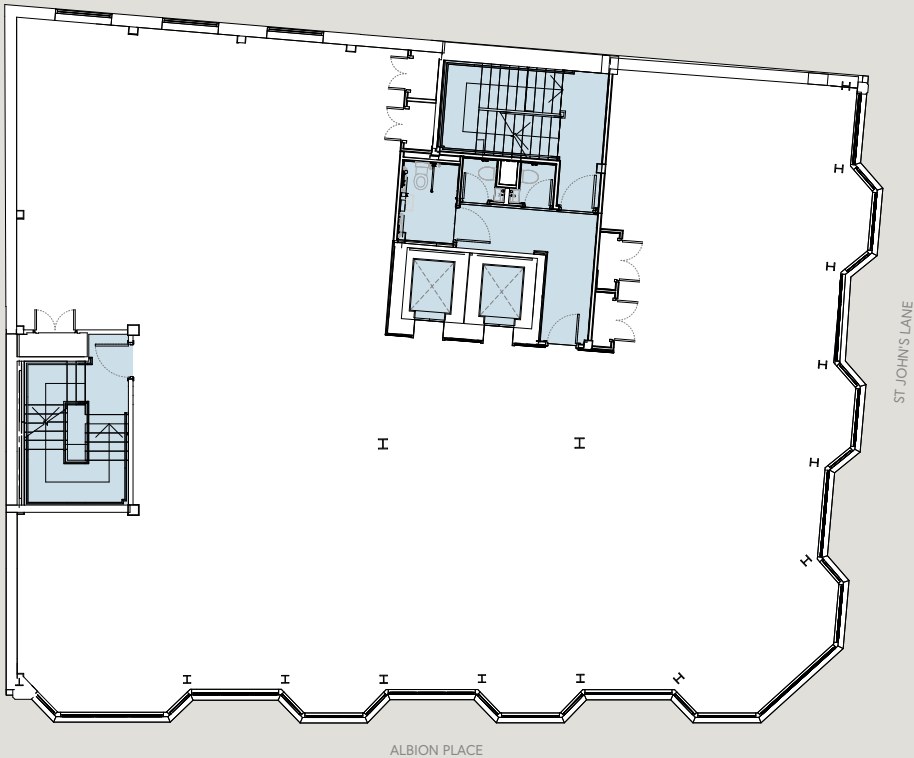
Schedule OF AREAS

FLOOR	NIA SQ FT	NIA SQ M
Fifth (Terrace 506 sq ft)	2,486	231
Fourth	3,175	295
Third	3,649	339
Second	3,649	339
First	3,649	339
Ground	2,766	257
Lower Ground	1,453	135
TOTAL	20,827	1,935

1st, 2nd & 3rd FLOOR

3,649 SQ FT

○ OFFICE ○ COMMON AREA



Floor plans not to scale, for indicative purposes only

Lower Ground FLOOR

1,453 SQ FT

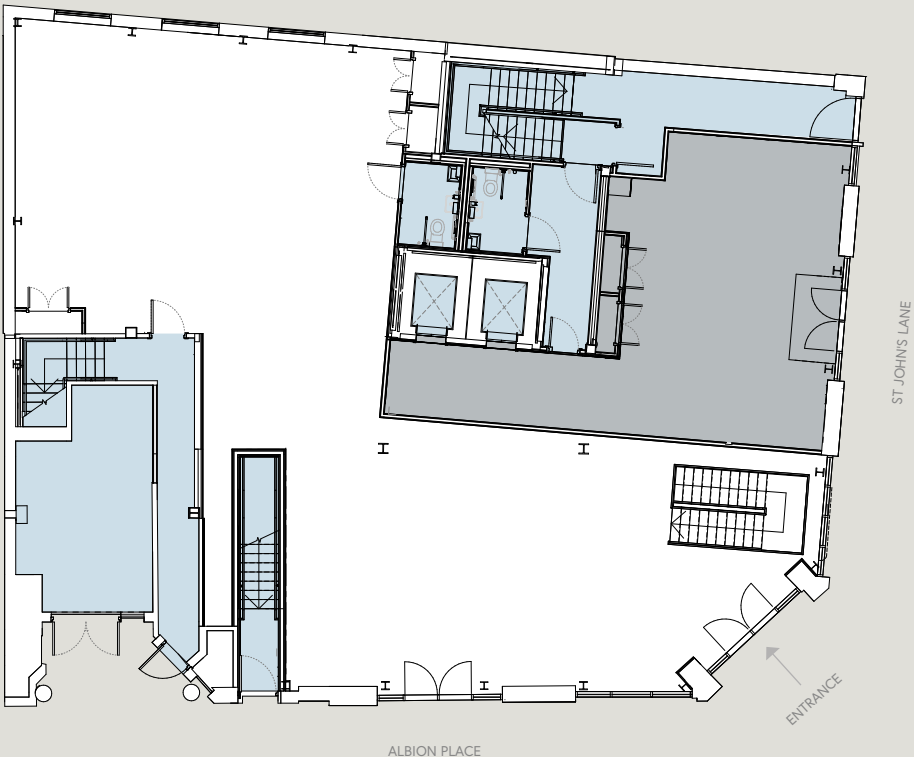
○ OFFICE ● END OF JOURNEY FACILITIES ◐ COMMON AREA ● PLANT



Ground FLOOR

2,766 SQ FT NIA

○ OFFICE ● RECEPTION ◐ COMMON AREA

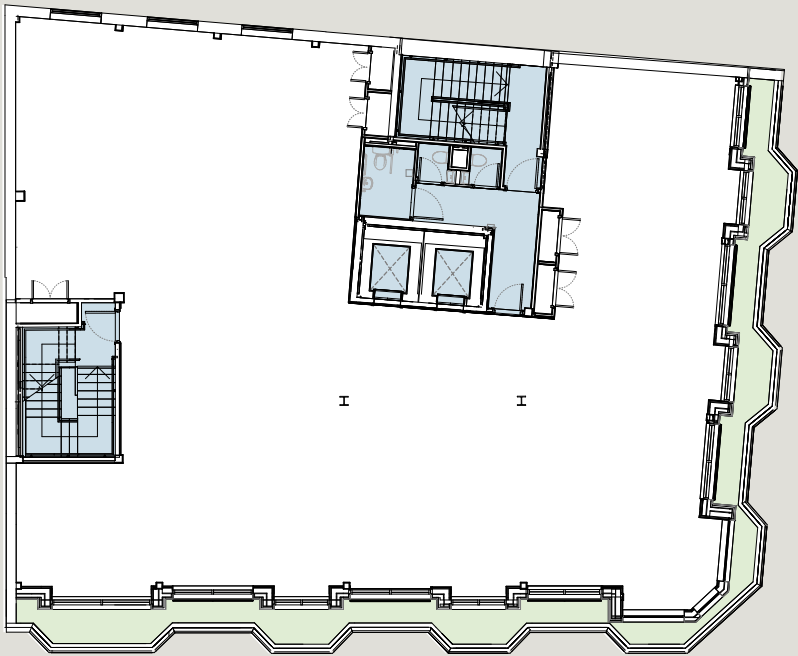


Floor plans not to scale, for indicative purposes only

Fourth FLOOR

3,175 SQ FT

○ OFFICE ● COMMON AREA ● TERRACE AREA

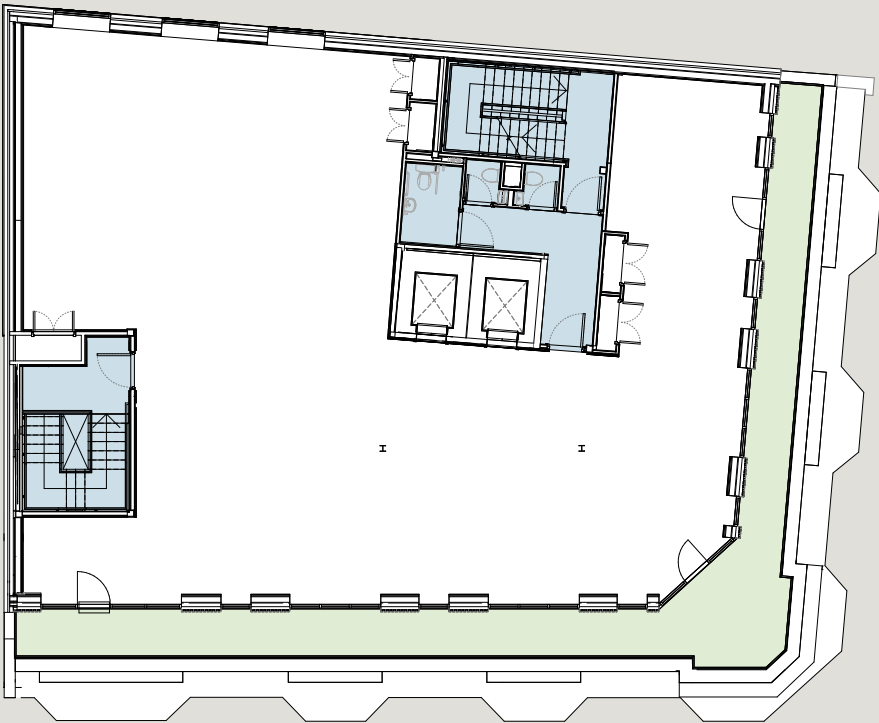


ALBION PLACE

Fifth FLOOR

2,486 SQ FT

○ OFFICE ● COMMON AREA ● TERRACE AREA



ALBION PLACE

A Sustainable FUTURE

BREEAM®

BREEAM 'EXCELLENT'

Achieved



WIREDSCORE GOLD

Achieved



SOLAR PANELS

Reducing greenhouse gas emissions



VRF COOLING & HEATING

Air source heat pump air conditioning



INTELLIGENT LIGHTING

Intelligent lighting control system



BIODIVERSE ROOF

To improve biodiversity and help with rainwater retention



RAISED FLOOR

Enhance adaptability and access



EPC A RATING

Top 10% of UK new non-domestic buildings





Team

OWNER

ELSA St John's Lane

ARCHITECT

Squire & Partners

DEVELOPMENT MANAGER

Rockhopper Real Estate

PLANNING CONSULTANT

Savills

STRUCTURE

Heyne Tillett Steel

SERVICES

DSA Engineering

Contact



NICK GARCEV

+44 7770 017 360

nick.garcev@knightfrank.com

ROB MACNAB

+44 7905 300 160

rob.macnab@knightfrank.com

14STJOHNSLANE.COM