



ST JOHN'S LANE

LONDON EC1

A 20,000 sq ft building reimagined for the future of business

Building THE FUTURE

A 20,000 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.





A Vibrant COMMUNITY

An area that attracts a diverse community of occupiers and amenity.

Clerkenwell is an eclectic mix of pubs, bars, and cafés. It is also home to Michelin-starred restaurants including St John and Club Gascon. In addition, Exmouth and Leather Lane markets have become culinary destinations, offering an authentic street food experience.

The nearby Barbican Centre hosts a blend of theatre, cinema, music, and arts. Meanwhile, Sadler's Wells Theatre, one of the world's best contemporary dance venues, draws half a million people each year through its doors.



EXMOUTH MARKET
A vibrant blend of eclectic shops, eateries, and cultural charm.



BRIKI
Light-filled cafe and deli for carefully sourced coffee and a Mediterranean-influenced menu.

OFFERING VARIED DINING, MARKETS, AND CULTURAL ATTRACTIONS.



CHARTERHOUSE SQUARE
A green oasis, near the former Smithfield Meat Market.



FARRINGDON STATION
A key transportation hub connecting Elizabeth, Circle, Hammersmith & City, Metropolitan lines and Thameslink.



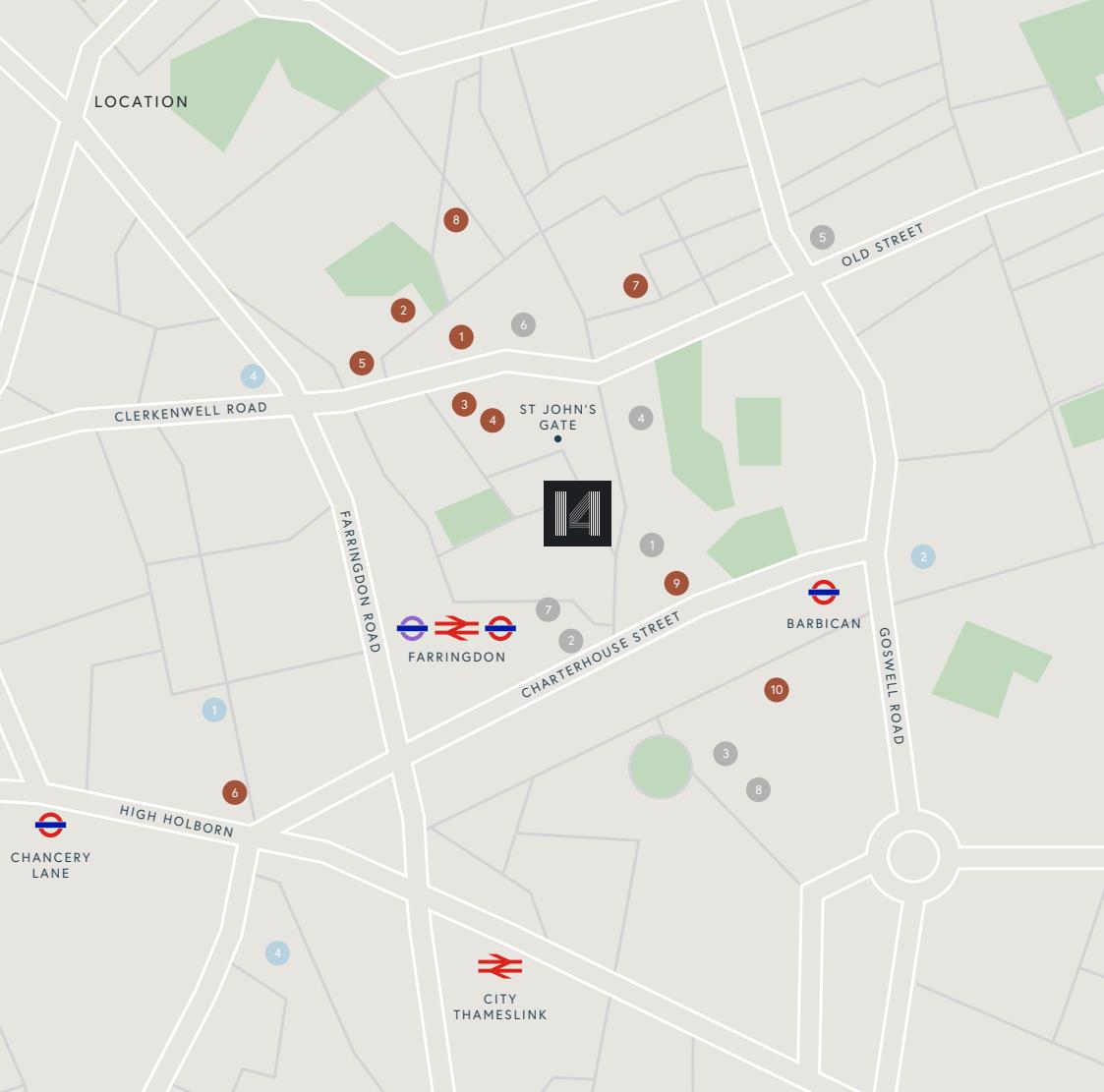
CARAVAN
Chic, global cuisine in an industrial setting with a lively atmosphere.



BREWDOG CLERKENWELL
No-nonsense chain bar specialising in the Scottish brewery's craft beers, with regular guest brews.



THE EXMOUTH ARMS
Victorian pub, green-tiled facade, stained-glass windows, and a diverse selection of bottled beers.



Unrivalled CONNECTIVITY

WALKING ⚪

ST JOHN'S GATE	FARRINGDON STATION	BARBICAN STATION	CITY THAMESLINK	LEATHER LANE MARKET
3 min	3 min	6 min	7 min	8 min

ELIZABETH LINE ➞ VIA FARRINGDON

LIVERPOOL STREET	BOND STREET	PADDINGTON	CANARY WHARF	HEATHROW AIRPORT
2 min	4 min	8 min	9 min	31 min

RESTAURANTS

1. St John
2. Smiths of Smithfield
3. Club Gascon
4. Luca
5. Breddos Tacos
6. Compton
7. Brutto
8. St. Barts

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. Gymbox Farringdon
2. Nuffield Health Barbican
3. PureGym Farringdon
4. The Gym Group

TUBE ⚡ VIA FARRINGDON

KING'S CROSS	OLD STREET	BANK	LONDON BRIDGE	LEICESTER SQUARE
2 min	4 min	6 min	11 min	12 min

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.



Building SPECIFICATION



2.7 M CEILING HEIGHTS

Floor-to-ceiling heights on office floors and the ground floor reception



2 X 9-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

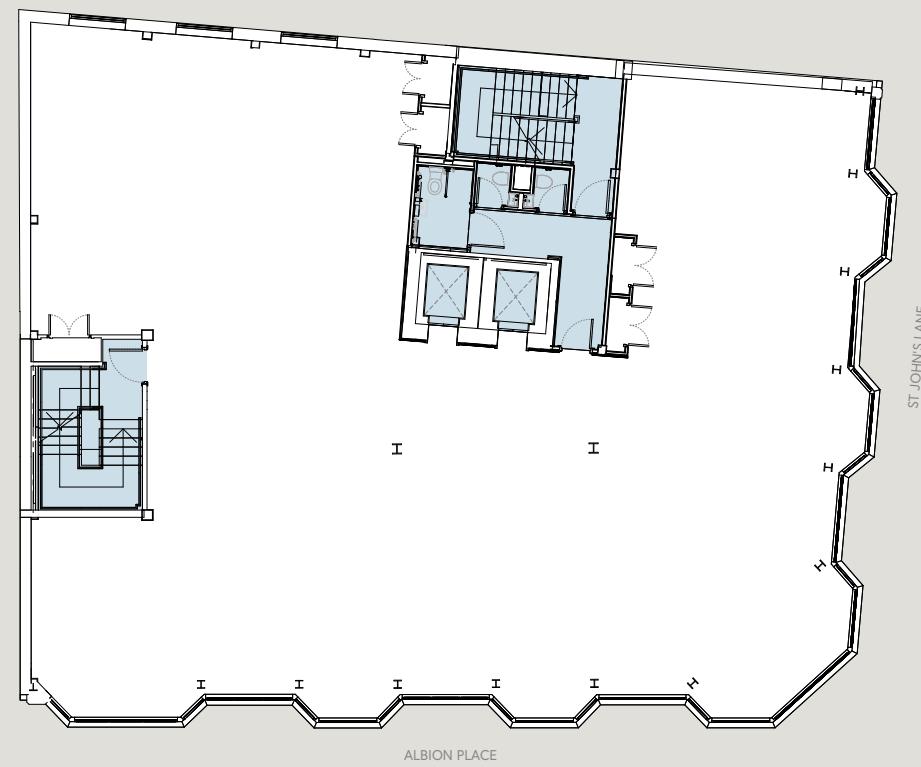
Schedule OF AREAS

FLOOR	NIA SQ FT	NIA SQ M
Fifth (Terrace 474 sq ft)	2,435	226.2
Fourth	3,125	290.3
Third	3,507	225.8
Second	3,507	225.8
First	3,526	327.6
Ground	Under Offer	
Lower Ground	Under Offer	
TOTAL	16,100	1,295.7

1st, 2nd & 3rd FLOOR

3,507 - 3,526 SQ FT

OFFICE COMMON AREA

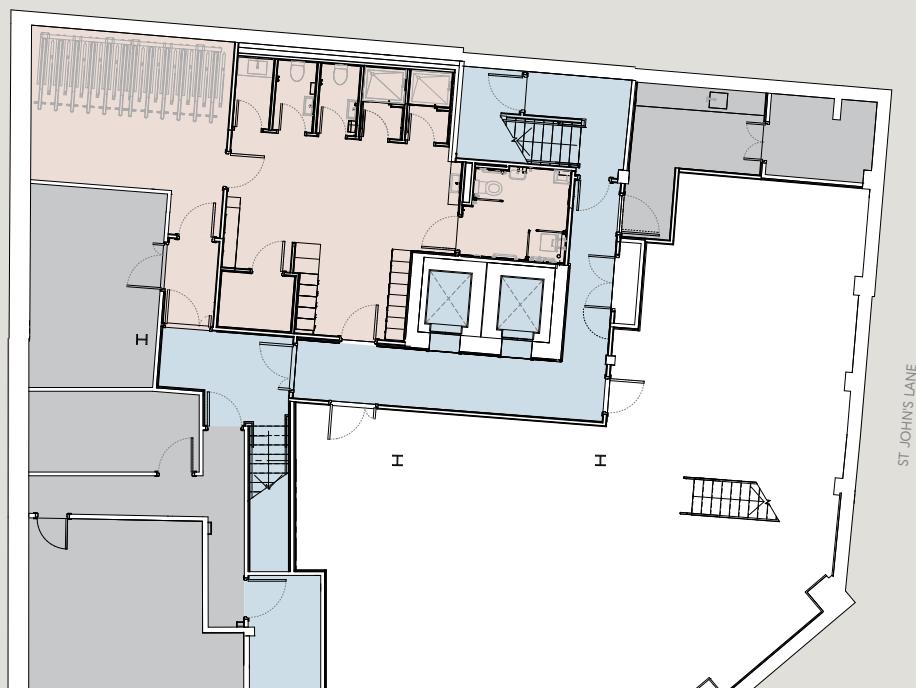


Floor plans not to scale, for indicative purposes only

Lower Ground FLOOR

Under Offer

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

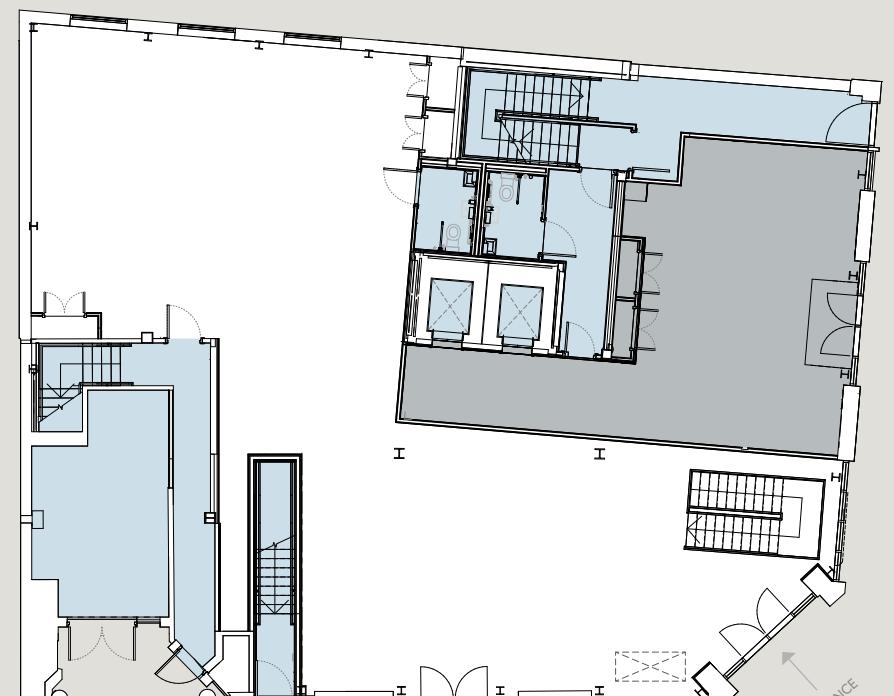


ALBION PLACE

Ground FLOOR

Under Offer

○ OFFICE ● RECEPTION ○ COMMON AREA



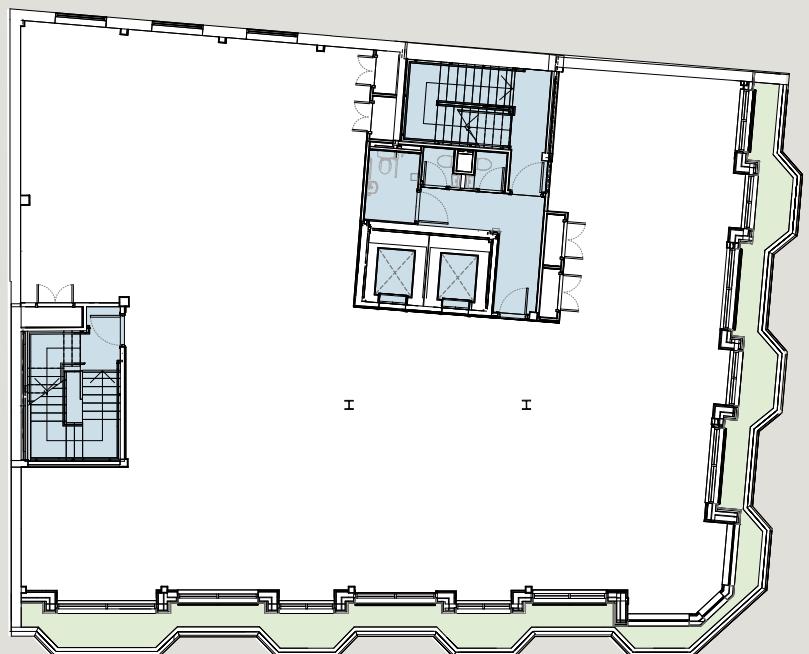
ALBION PLACE

Floor plans not to scale, for indicative purposes only

Fourth FLOOR

3,125 SQ FT

○ OFFICE ● COMMON AREA ○ TERRACE AREA

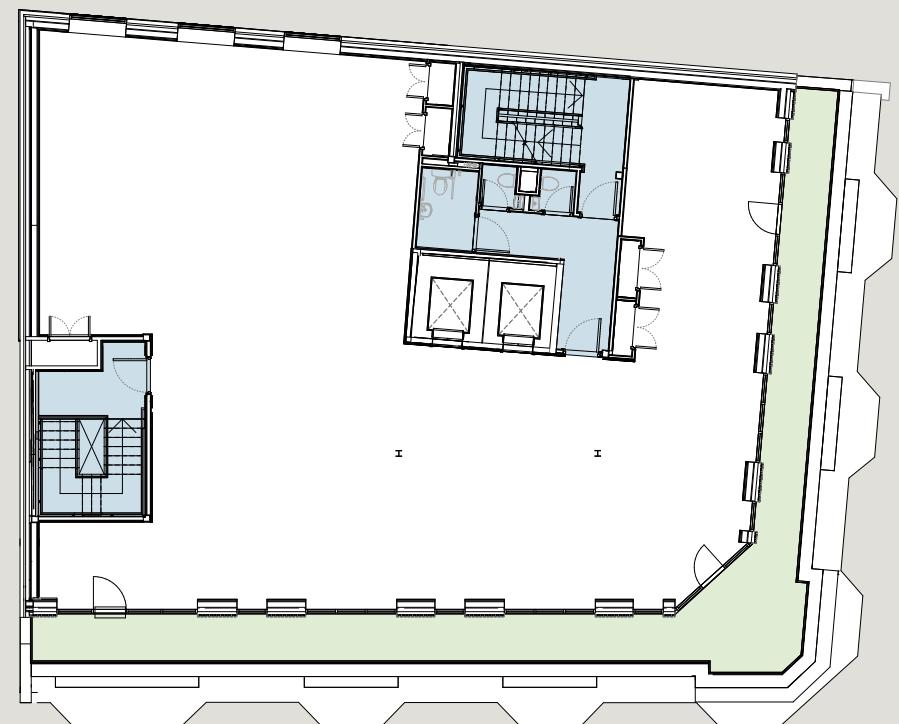


ALBION PLACE

Fifth FLOOR

2,435 SQ FT

○ OFFICE ● COMMON AREA ○ TERRACE AREA



ALBION PLACE

Floor plans not to scale, for indicative purposes only

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

14STJOHNSLANCE.COM

Contact



ROB MACNAB

+44 7905 300 160

rob.macnab@knightfrank.com

NICK GARCEV

+44 7770 017 360

nick.garcev@knightfrank.com

TOM LATHAM

+44 7483 463 225

tom.latham@knightfrank.com



SHAWN SIMONS

+44 7788 423 131

ss@compton.london

JOSH PERLMUTTER

+44 7814 699 096

jp@compton.london

SONIA OBEROI

+44 7483 882 598

so@compton.london