



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.



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



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

OFFERING VARIED DINING, MARKETS, AND CULTURAL ATTRACTIONS.



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



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



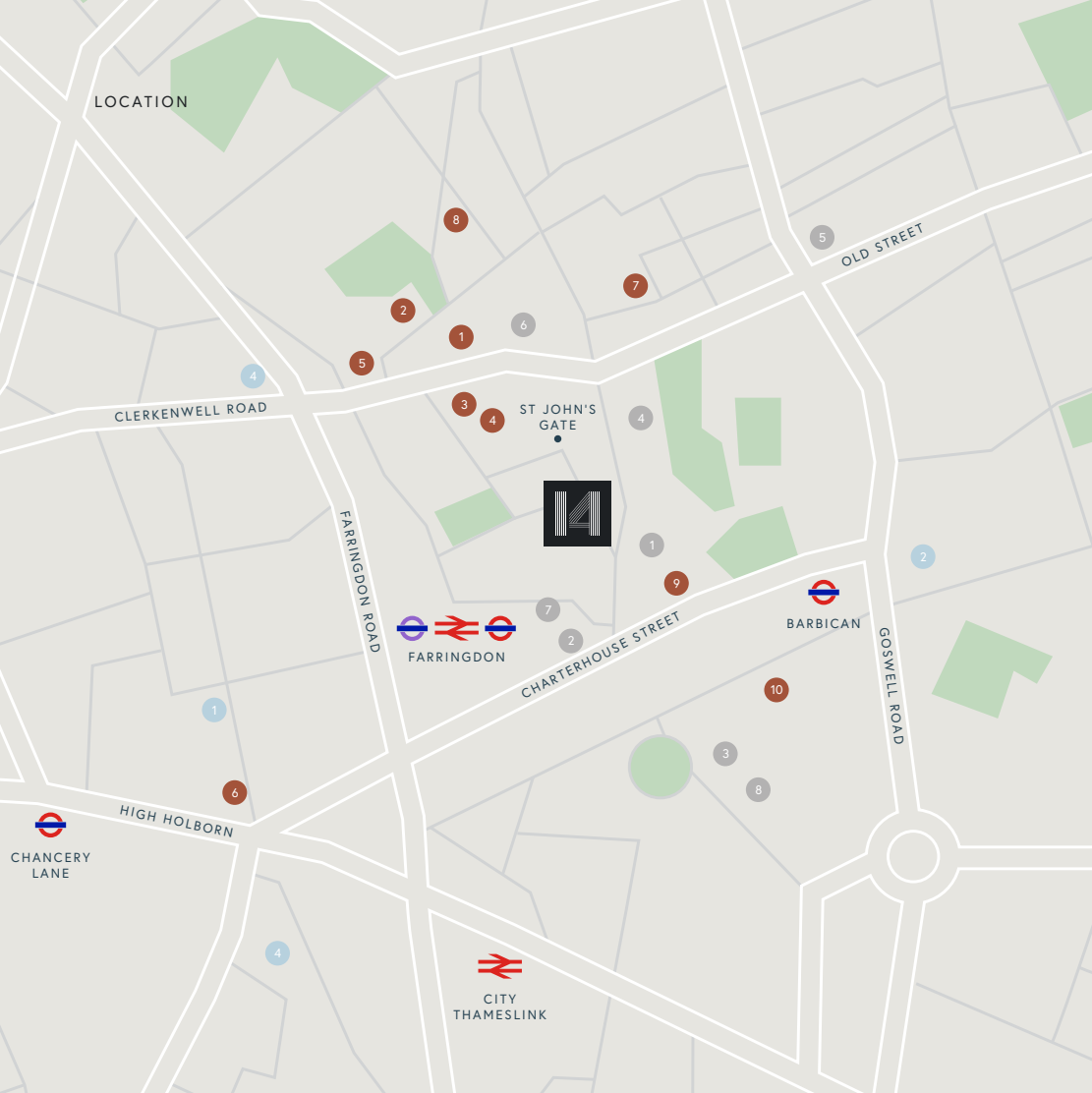
CARAVAN
Chic, global cuisine in an industrial setting with a lively atmosphere.



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.



LOCATION

OLD STREET

CLERKENWELL ROAD

FARRINGDON ROAD

CHARTERHOUSE STREET

GOSWELL ROAD

HIGH HOLBORN

ST JOHN'S GATE

BARBICAN

CITY THAMESLINK

● 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

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.



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

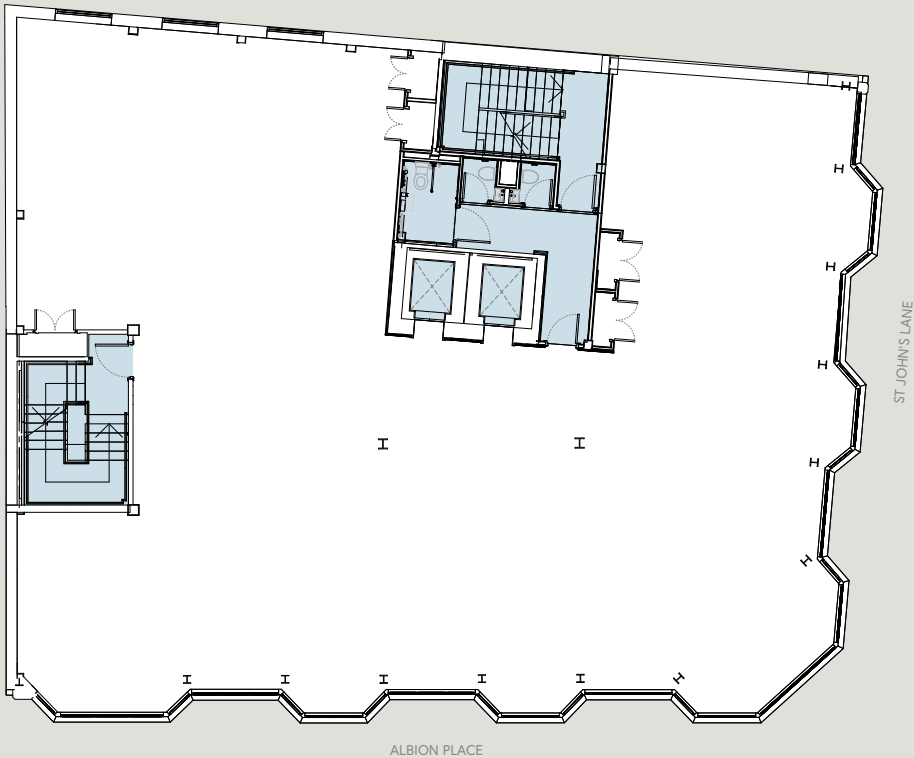
Schedule OF AREAS

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

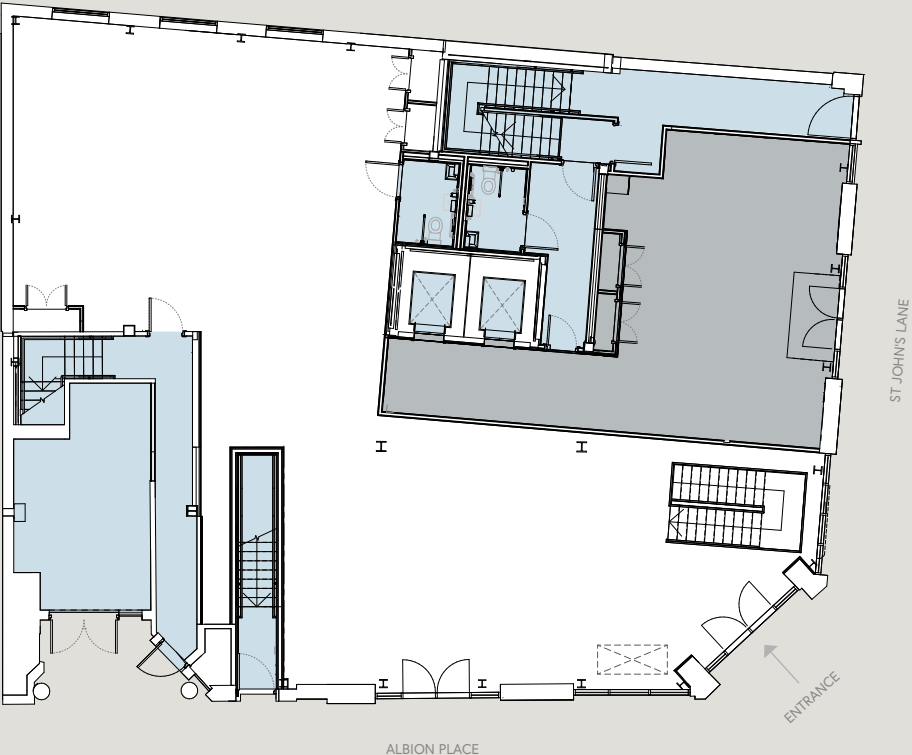
○ OFFICE ● END OF JOURNEY FACILITIES ● COMMON AREA ● PLANT



Ground FLOOR

Under Offer

○ OFFICE ● RECEPTION ● COMMON AREA

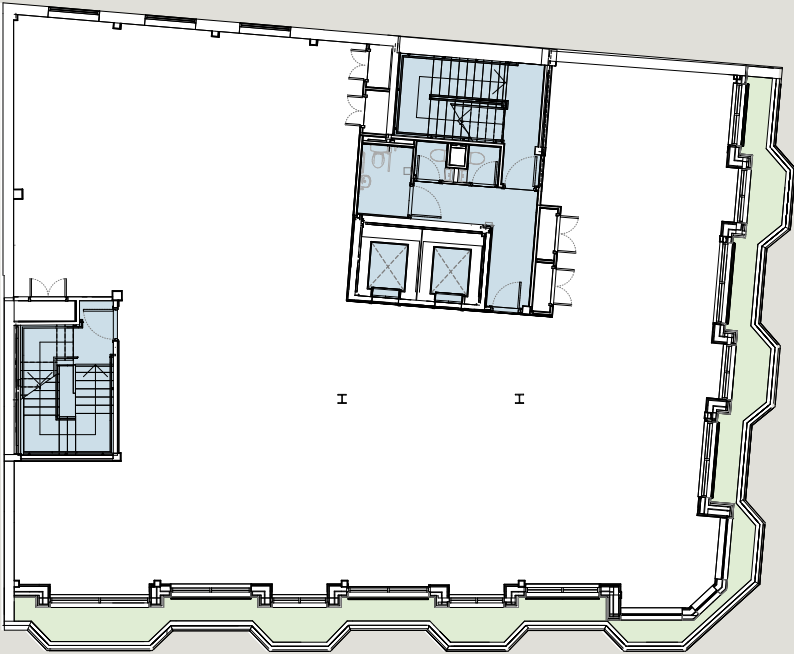


Floor plans not to scale, for indicative purposes only

Fourth FLOOR

3,125 SQ FT

○ OFFICE ● COMMON AREA ● TERRACE AREA



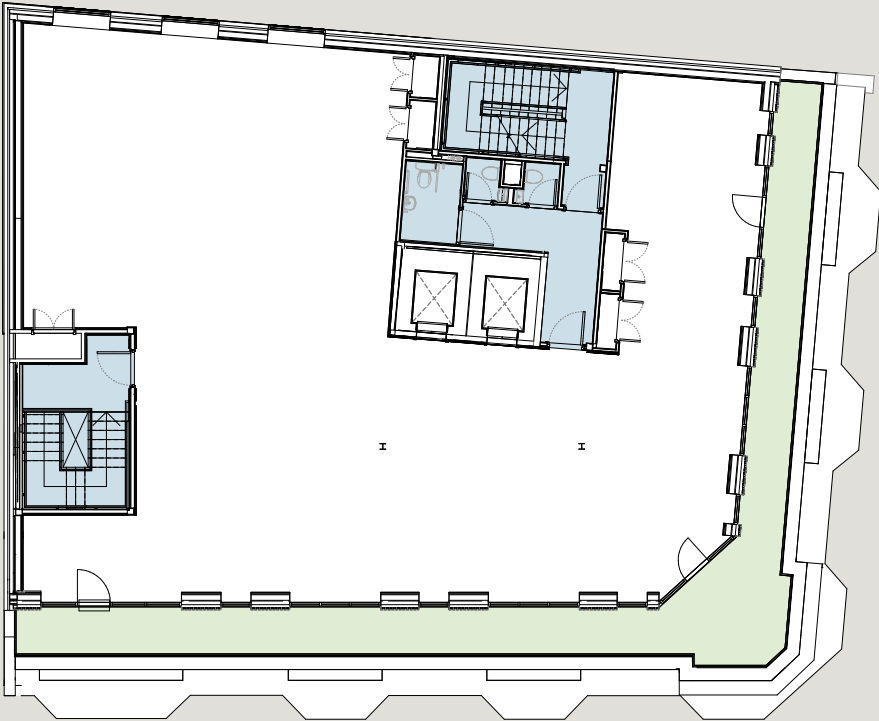
ALBION PLACE

ST JOHN'S LANE

Fifth FLOOR

2,435 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

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