

# The Johnson Building



# 3,500 sq ft of creative office space in the heart of Clerkenwell, available on a new lease and benefits from an existing, flexible fit out

## Key features

- Open plan office space
- Kitchenette
- 3 x meeting rooms + storage room
- Displacement air conditioning system\*
- Reception with commissionaire and café/lounge
- Communal and landscaped courtyard for tenants' use
- 1:10 occupational density throughout
- Shower facilities
- Bicycle spaces
- WiredScore Certified: Gold
- Close proximity to the new Elizabeth line station at Farringdon, opening March 2021

\*additional fan coil units in situ

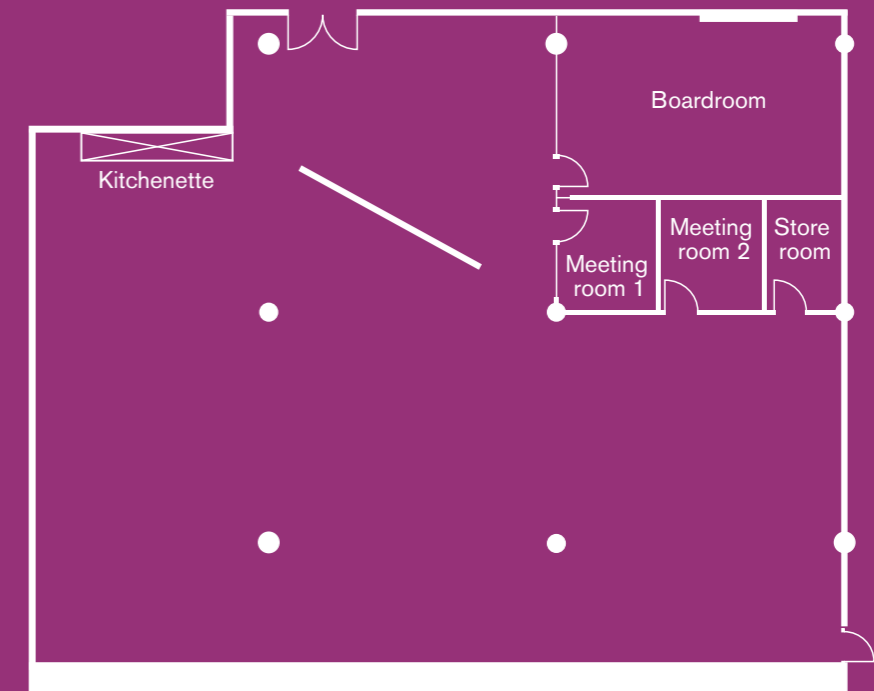
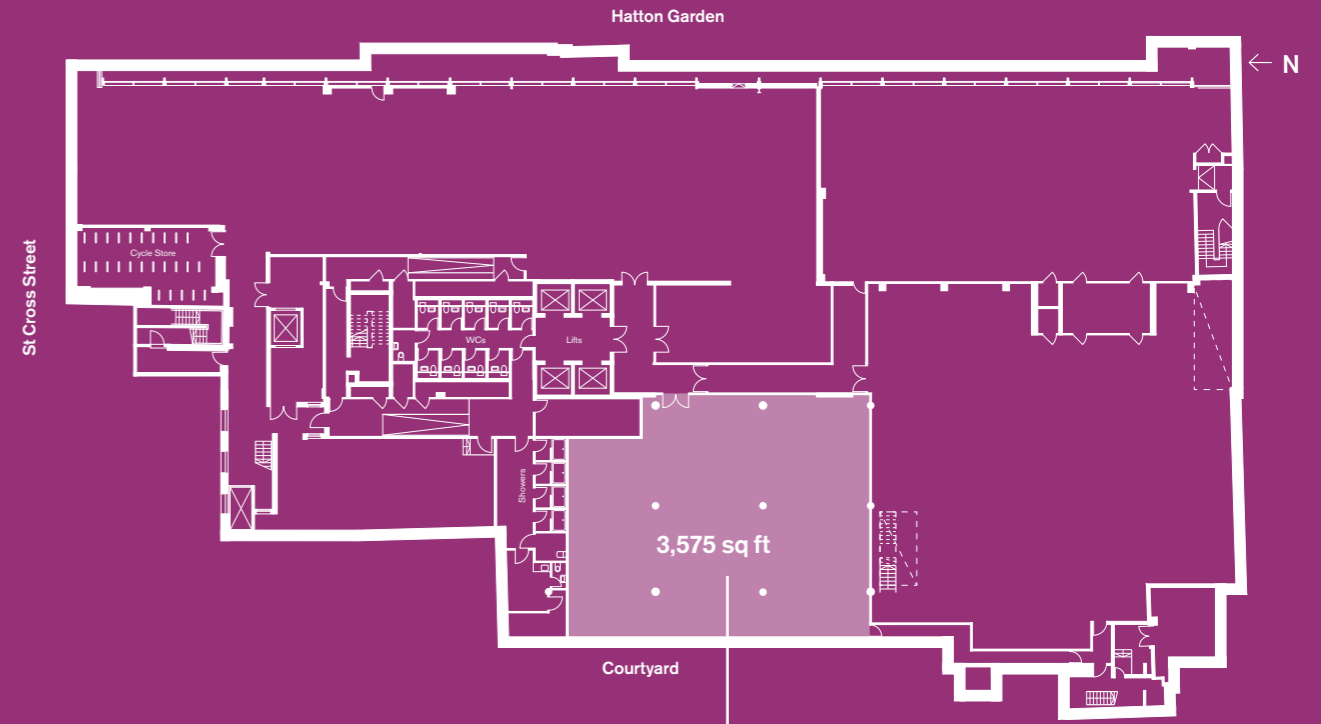


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Reception and café operated by Hatton Garden Grind

LG



Illustrating the fit out in-situ

	sq ft*	sq m*
<b>Total</b>	<b>3,575</b>	<b>322</b>

\*IPMS measurements on request.



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Energy Performance Certificate  
Rating: D



WiredScore Certification  
WiredScore Certified Gold

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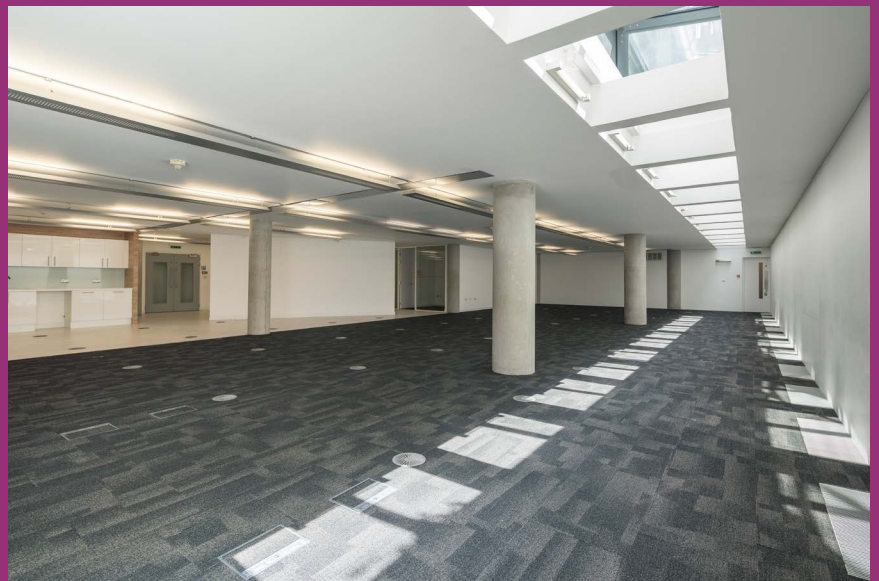
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Kitchenette in-situ



Open plan office space with natural light through sky lights



Communal and landscaped courtyard for tenants' use

Misrepresentation act

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