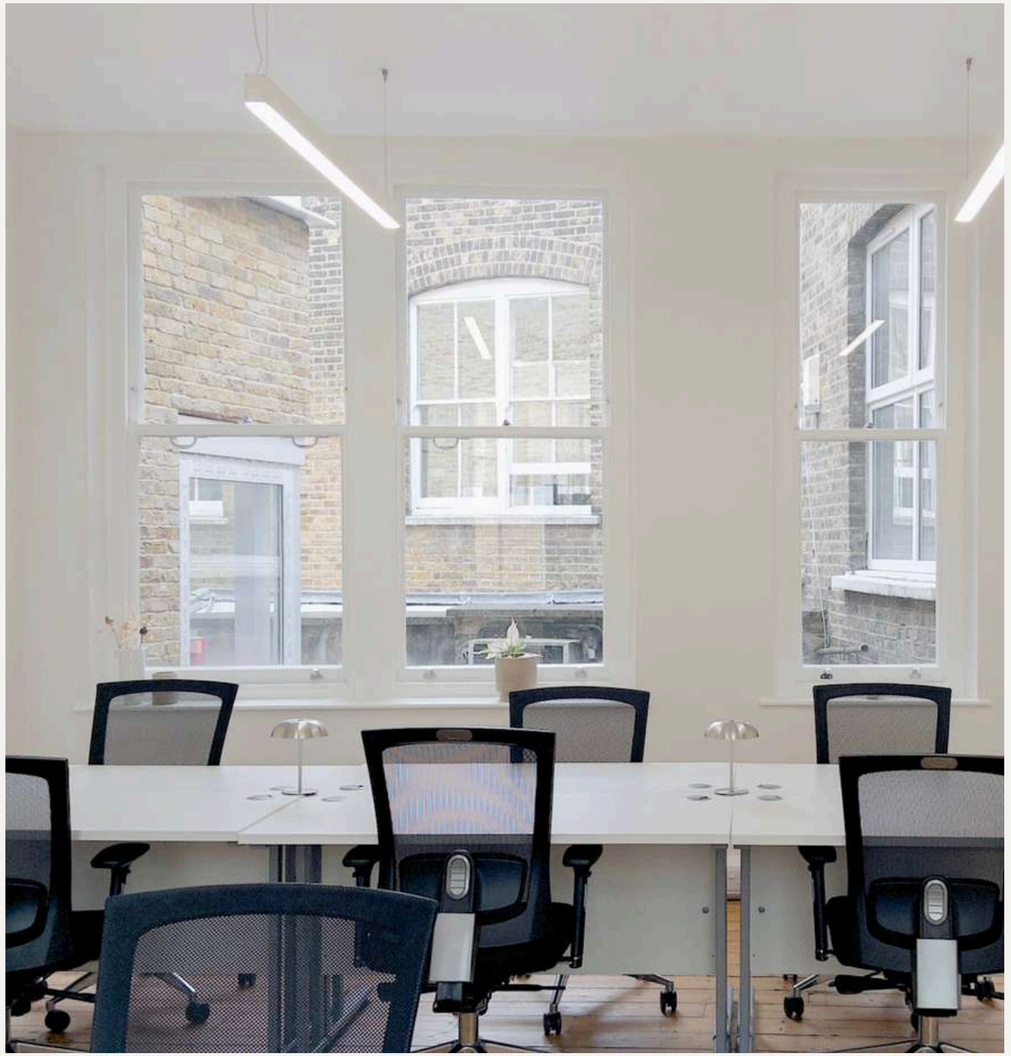

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WORKPAD
GROUP
38-39 ST. JOHN'S LANE
FARRINGDON, EC1M 4BJ

[ ]



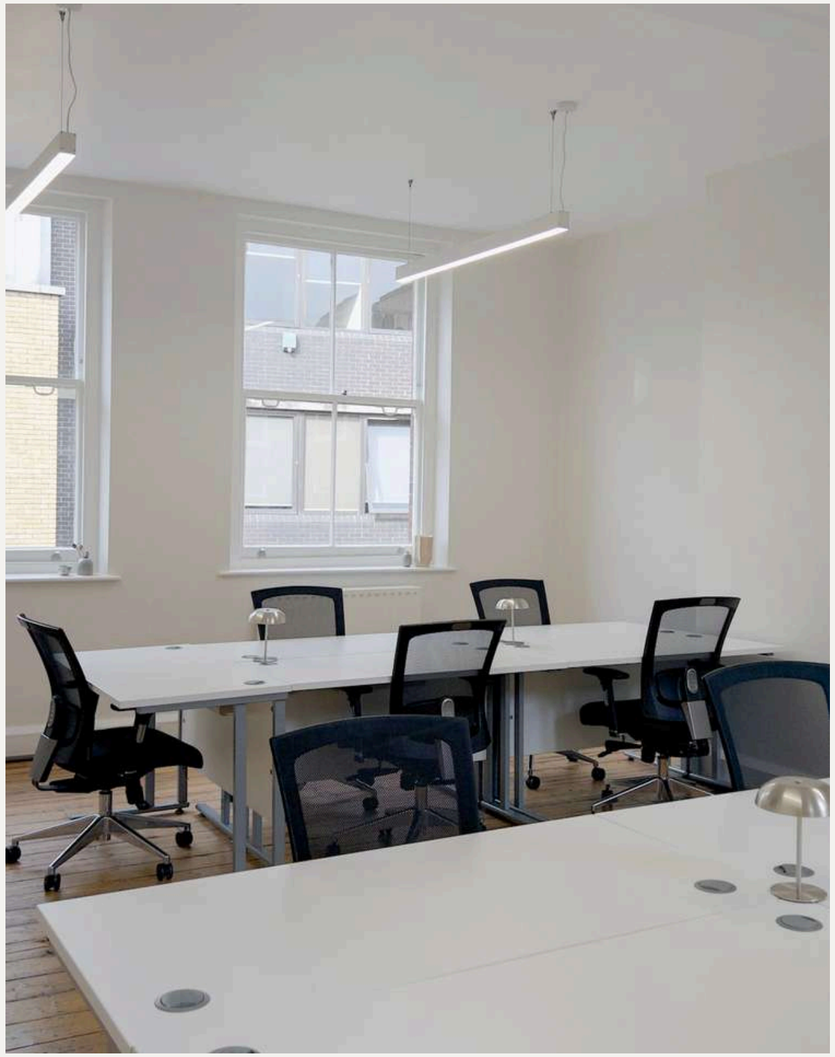
OVERVIEW

Located in the heart of Farringdon, and moments away from the famous Smithfield Market, 38-39 St John’s Lane provides an enviable business address.

With a bespoke meeting room and an abundance of original features, 38-39 St John’s Lane offers a variety of contemporary private office suites. This boutique period property provides nine unique and private office suites varying in size.

[ ]





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WHAT'S INCLUDED

- [ ] All Inclusive & Flexible Contacts
- [ ] Building Rates
- [ ] Utilities
- [ ] In-House Maintenance & IT Support
- [ ] Daily Cleaning
- [ ] Fair Use of Meeting Room

BUILDING AMENITIES

- [ ] Communal Kitchen
- [ ] Communal Breakout Space
- [ ] Phone Booth
- [ ] Meeting Room - Seats 8
- [ ] Super-fast Fibre Internet

[ ]

COMMUNAL KITCHEN
& BREAKOUT

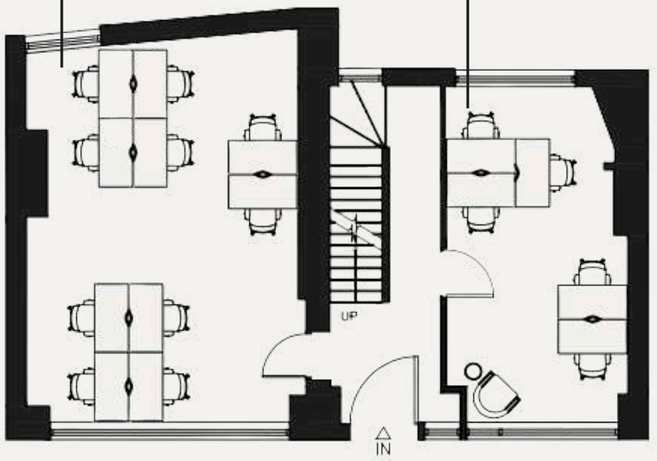
MEETING ROOM
Seats 8



LOWER GROUND FLOOR

SUITE G01
373 sqft
10 desks

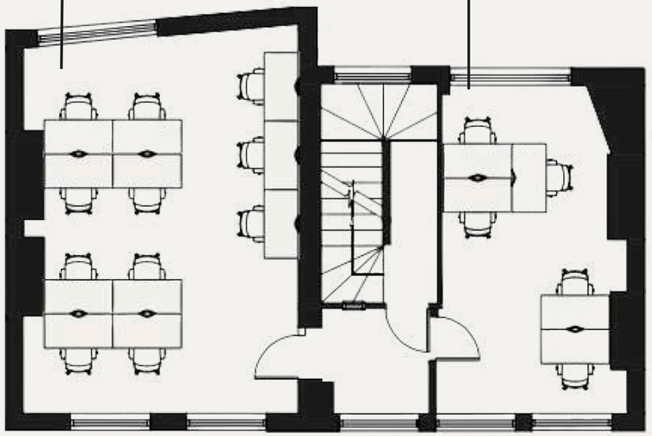
SUITE G02
178 sqft
5 desks



GROUND FLOOR

SUITE 101
373 sqft
11 desks

SUITE 102
202 sqft
5 desks



FIRST FLOOR

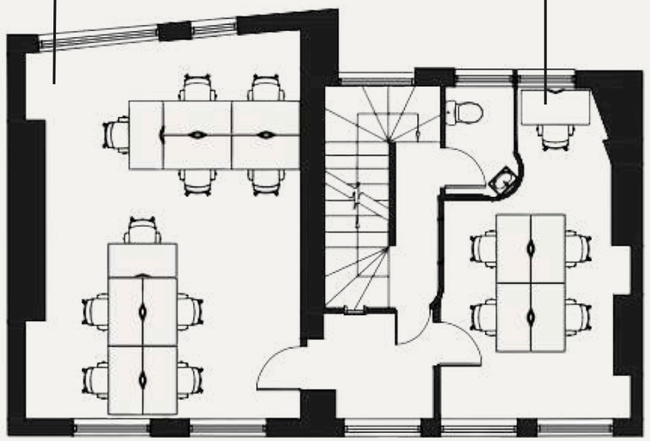
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SUITE 201
373 sqft
10 desks

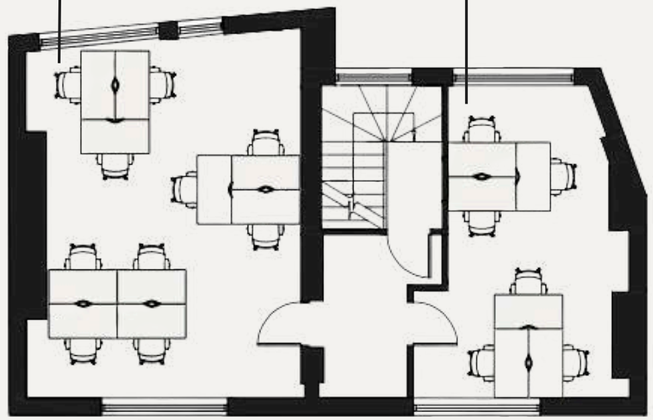
SUITE 202
167 sqft
5 desks



SECOND FLOOR

SUITE 301
349 sqft
10 desks

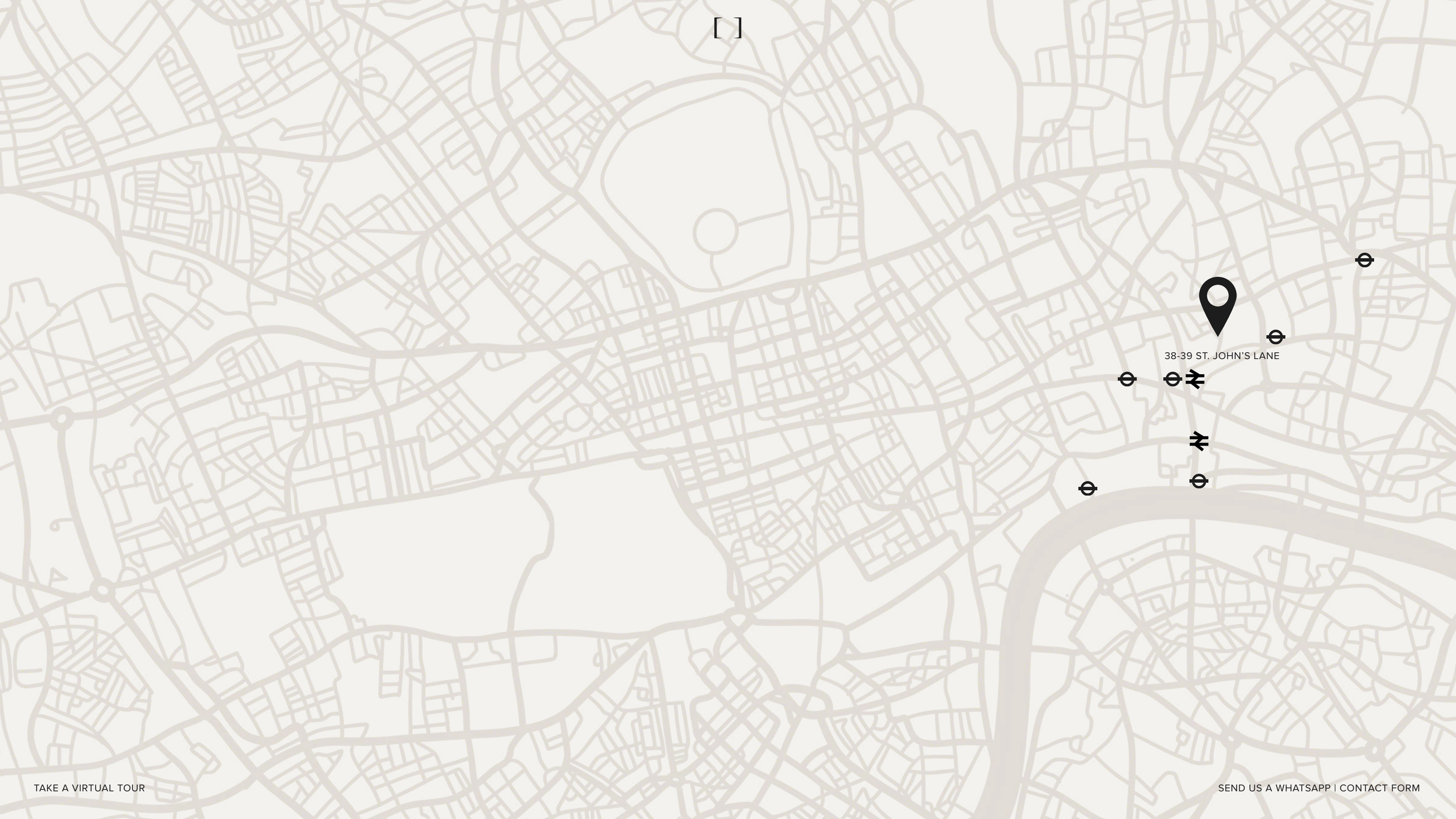
SUITE 302
193 sqft
6 desks



THIRD FLOOR

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COMMUNITY AND CONNECTIONS

38–39 St John’s Lane sits in the heart of Clerkenwell, one of London’s most sought-after districts for creative and professional businesses. The area combines historic character with modern convenience, offering an inspiring backdrop of converted warehouses, cobbled streets, and contemporary workspaces.

Excellent transport links, with Farringdon Station just a short walk away, connect the area directly to the City, West End, and beyond. Around the building, a wealth of cafés, restaurants, and bars create a lively atmosphere that’s perfect for team lunches, client meetings, or after-work gatherings. It’s a location that blends heritage, connectivity, and vibrancy - a setting designed to help businesses thrive.

OLD STREET
WALKING - 14 MINS

BARBICAN
WALKING - 4 MINS

FARRINGDON
WALKING - 2 MINS

CHANCERY LANE
WALKING - 10 MINS



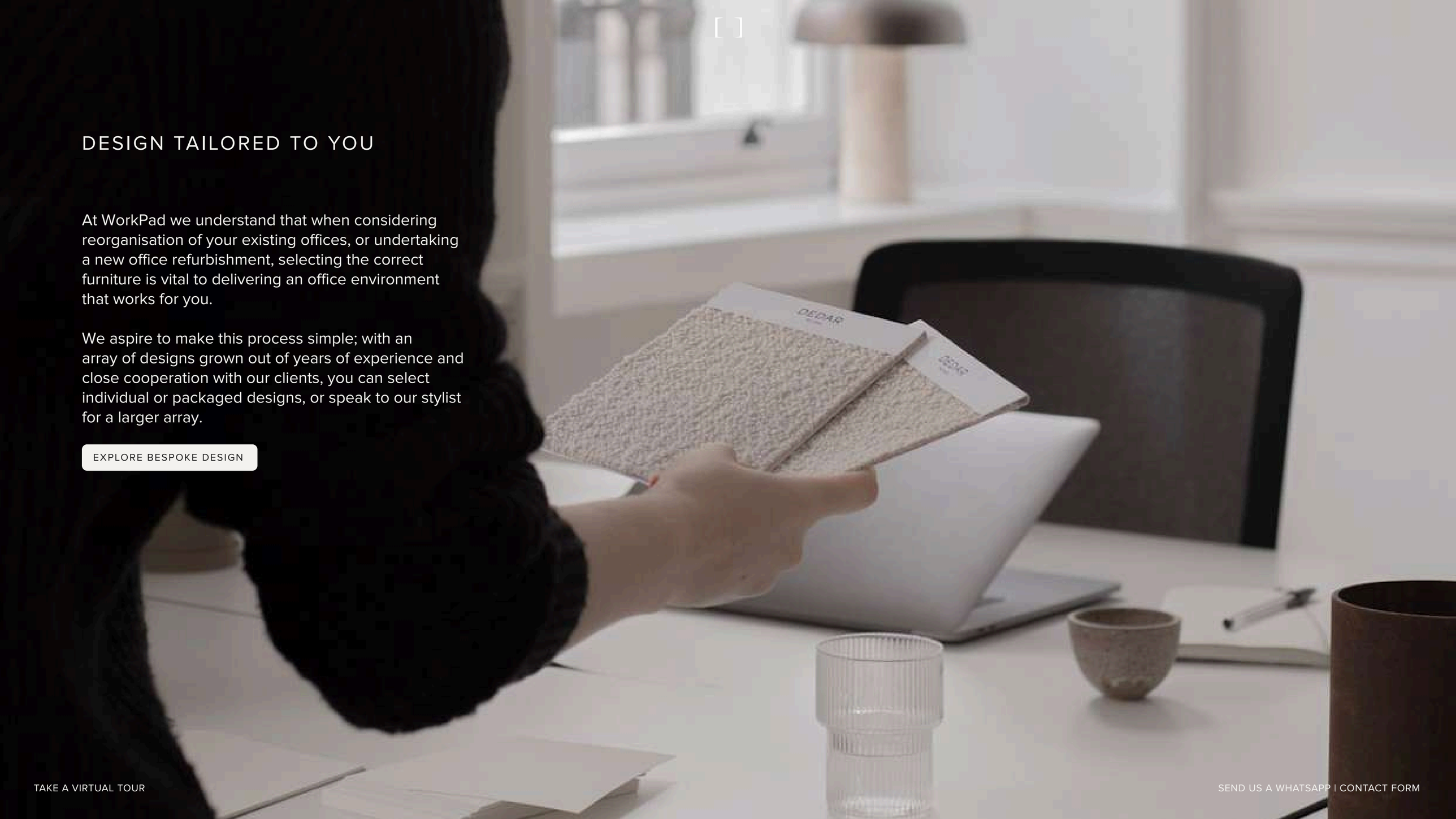


DESIGN TAILORED TO YOU

At WorkPad we understand that when considering reorganisation of your existing offices, or undertaking a new office refurbishment, selecting the correct furniture is vital to delivering an office environment that works for you.

We aspire to make this process simple; with an array of designs grown out of years of experience and close cooperation with our clients, you can select individual or packaged designs, or speak to our stylist for a larger array.

EXPLORE BESPOKE DESIGN



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