27 ST JOHN'S LANE · FARRINGDON EC1

5,146 sq ft new fully fitted office accommodation

Available on both a traditional and managed basis

Unique offering

27 St. John’s Lane is undergoing a substantial refurbishment to offer a 5,146 sq ft new fully fitted and furnished office floor. The building has a unique exterior with historic architectural features and will provide a remodelled entrance and reception. The reception is also manned, offering security, visitor management, and day-to-day support.





Highlights



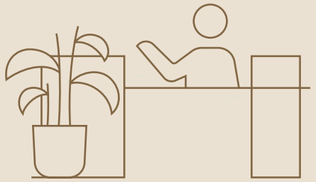
Characterful building

Adistinctiveproperty with uniquearchitectural features.



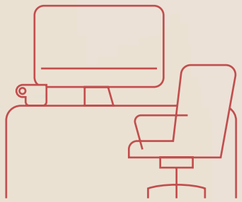
Refurbished arrival

Remodelled entrance and arrival experience



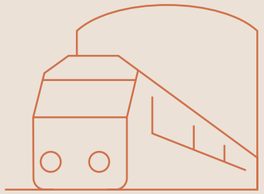
Staffed reception

Staffed frontdeskproviding security, visitor management, and day-to-day support.



Cat A+ 3rd Floor

Fully fittedworkspace with desks,meeting rooms, and amenities ready for immediate use.



Farringdon Station

4-minute walk toa major transport hub with excellent city-wide and Elizabeth Line connections.



Local amenities

Widerange of nearbycafés, restaurants and bars.

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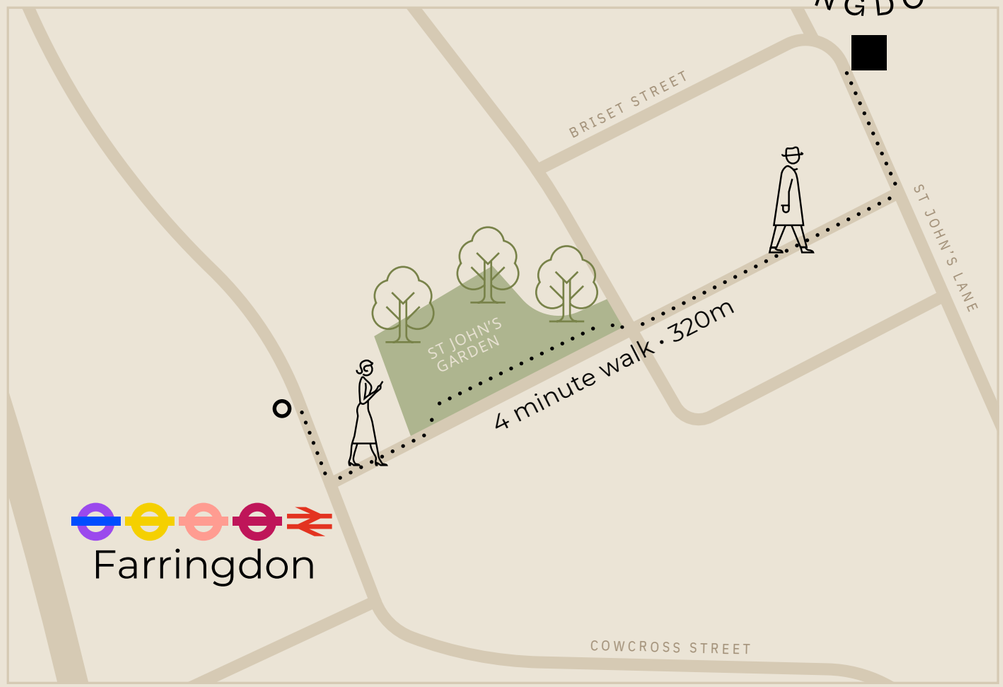


Quirky & cool

Thebuilding is perfectly positionedat theheartofavibrantanddiverseamenity offering, surroundedby anexceptional selectionofcafés,restaurants,streetfood markets, bars, andpubs. Whether it's refineddiningorcasualstreetfood,artisan coffee or craft cocktails and beer, Farringdoncaterstoeverytasteandoccasion. Nearby green spaces offer plenty of opportunities tounwindandrecharge
and Farringdon station is a 4 minute walk away,linkingtenantstotheCircle, Hammersmith & City, Metropolitan, Elizabeth and Thameslinklines.

Peaceful arrival

Followinga commuteintoFarringdon Station,the building can bereachedviaashort yet enjoyablewalk through the green surroundings of St John’s Garden. Situated just four minutes from one of London’s most well-connected transport hubs, the location combines exceptional accessibility with a calm and pleasant arrival experience.







Amenities

1. Bleeding Heart Bistro
2. Camino
3. Session's Art Club
4. Bouchon Racine
5. Ceru
6. Buy & Bite
7. Brutto
8. Vinoteca
9. St. John
10. Balfour St Bart's
11. Apulia
12. Alfonsina
13. Kurumaya
14. Gail's
15. Le Café du Marché
16. Dans le Noir?
17. Luca
18. Drip
19. Laksa
20. 1920 Bar
21. Sushi Tetsu
22. Malaysia Boleh
23. La Rocchette
24. The Dovetail

Bars

1. The Castle
2. The Holy Tavern
3. Clerkenwell & Social
4. The Crown Tavern
5. The Slaughtered Lamb
6. Hat & Feathers
7. Fox & Anchor
8. Space Talk
9. Hope Smithfield
10. Smiths of Smithfield
11. White Bear
12. Crown & Pepper
13. The Green
14. Revolve
15. The Three Kings
16. The Parlour

Cafés

1. EC1 Coffee House
2. Roni's Cafe
3. Bench Cafe
4. Liba
5. Snoozzze Coffee
6. La Forchetta
7. PAUL
8. Black Sheep Coffee
9. Compton
10. Fourty Four The Green

Hotels

1. The Zetter
2. The Rookery
3. Malmaison London
4. Hotel Indigo



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Open-plan



Open-plan & breakout

Boardroom



Third Floor

50	Workstations
21	Phone booths
1	10 person boardroom
1	6 person meeting room
1	4 person meeting rooms
1	3 person meeting room
14	Reception area
1	Waiting lounge
1	Breakout spaces
	Kitchen
	Collaborative area



- Office Space
- Meeting rooms
- Phone booths
- Kitchen / Dining area
- Core

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Managed Office

A fully managed, plug-and-play workspace designed to provide a simple and seamless alternative to a traditional lease.

Workthere sit between landlord and occupier, delivering a bespoke, fully operational office with all costs wrapped into a single monthly fee. From fit-out and utilities through to day-to-day management, everything is taken care of — allowing occupiers to focus on their business rather than running an office.

Backed by Savills' wider platform and delivered through a dedicated management team, the space benefits from a hospitality-led approach, ensuring a high-quality occupier experience from day one.

The result is a more flexible, faster-to-occupy solution that offers the best of both worlds — combining the control and identity of a bespoke office with the convenience and simplicity of a serviced environment.



workthere

What's included:



Fully fitted and furnished, move-in ready workspace



Dedicated management with a single point of contact



Flexible, simple lease structure with transparent pricing



One monthly fee covering utilities, rates, cleaning, security, high-speed internet, IT support and day-to-day management.



Practically Workthere are also responsible for all Health & safety, compliance, and ongoing servicing.



Kitchen facilities with tea/coffee provision

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workthere

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Marketing: Stuart Chapman Design