

JOHN PRINCES

13 ST

Prime West End Office Building

London, W1G 0JR



INVESTMENT SUMMARY

- Prime West End office building
- Unique connectivity
- Virtual freehold
- 1,985 sq ft on Lower Ground to 4th floors.
- Full VP apart from 2nd floor
- 2nd floor let at £49.50 psf
- Offers in excess of £2.5 million subject to contract



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LONDON AT YOUR DOORSTEP



SOUTHBANK

TRAFALGAR SQUARE

JOHN PRINCES ST

SOHO

TOTTENHAM COURT ROAD

MAYFAIR

FITZROVIA

OXFORD CIRCUS

BOND STREET HANOVER SQ

MARYLEBONE

LOCATION

13 John Princes Street is located on the borders of Marylebone and Mayfair in the heart of the West End of London. The street runs north off Oxford Street towards Cavendish Square and is superbly located for all the multiple shopping and restaurant amenities in the area as well as car parking in Cavendish Square.

To the north west of the property is the famous Harley Street medical area and Marylebone village, to the east Fitzrovia media area, to the south exclusive Mayfair and Bond Street shopping, and to the south east vibrant Soho for culture and entertainment.

No 13 is situated on the eastern side of John Princes Street just to the south of its junction with Margaret Street.



CONNECTIVITY

Oxford Circus underground station (Central, Victoria and Bakerloo Lines) is 130m from the property's front door and the Hanover Square entrance to Bond Street underground station (Elizabeth, Central and Jubilee Lines) is 300m away.

These underground lines provide direct access to all of London's mainline train stations within 15 minutes.

Walking Distance



Oxford Circus
2 min walk



Bond Street
6 min walk



Tottenham Court Road
13 min walk



Piccadilly Circus
14 min walk



Regents Park
16 min walk



Hotels

1. Sanderson London
2. The Mandrake Hotel
3. The London Edition
4. Treehouse Hotel
5. The Langham
6. Chandos House
7. The Soho Hotel
8. Claridge's

Restaurants

9. Berners Tavern
10. ROVI
11. ROKA
12. Pied a Terre
13. Hakkasan
14. 10 Greek Street
15. The Carnaby
16. Pollen Street Social



DESCRIPTION

13 John Princes Street is an attractive self-contained period office building (not listed) arranged over lower ground to fourth floors.

The space is configured as two rooms per floor, some of which interlink.

There are alternating wc's and tea-points on the half-landings with a kitchen/breakout area in part of the lower ground floor, which also leads to a small outside area (potential to install lift if required).

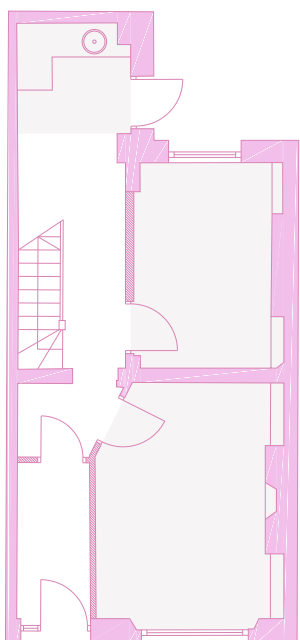
The building has a number of period features and all the floors have generous floor to ceiling heights and good natural light.



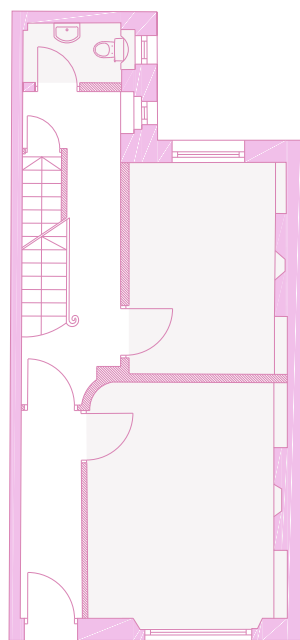
FLOOR AREAS

FLOOR	SQ M	SQ FT (NIA)	SQ FT (GIA)
Lower Ground	29.1	313	472
Ground	26.0	279	475
First	32.0	345	494
Second	35.0	376	494
Third	31.9	344	494
Fourth	30.5	328	450
TOTAL	184.5	1,985	2,880

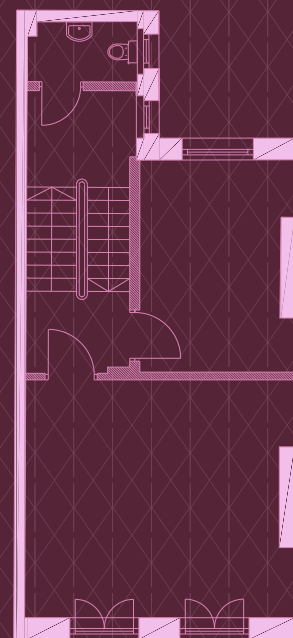
LOWER GROUND FLOOR



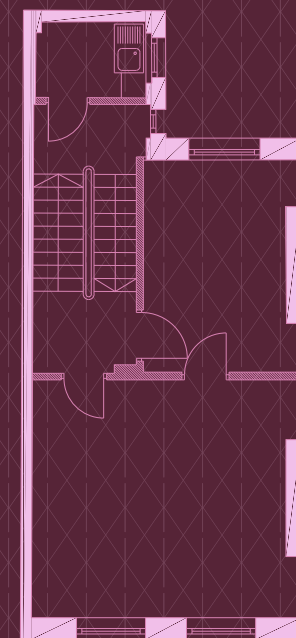
GROUND FLOOR



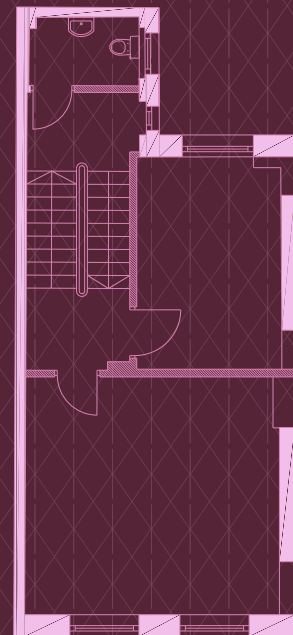
FIRST FLOOR



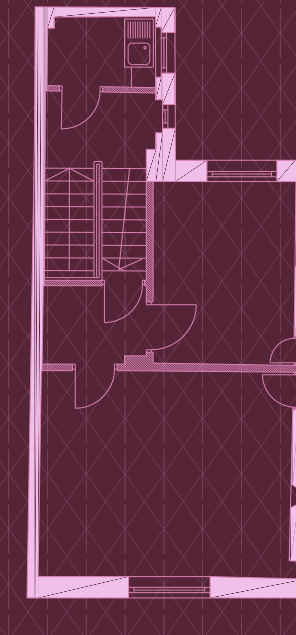
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



TENURE

The property is held on a 999 year long leasehold interest from 4th March 1914 having some 890 years unexpired at a fixed rent of £32 pa.

TENANCIES

The property is available with full vacant possession apart from the second floor which is let on an underlease to Omega Direct Ltd until 30th November 2024 at £18,600 pax (£49.50 per sq ft).

This underlease is contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (as amended).



13 John Princes Street

PRICE

Offers in excess of £2.5m
subject to contract.

VAT

The property is NOT elected
to tax for VAT.

EPC - C74.



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