

**ENTIRE OFFICE BUILDING
TO LET**

25 JOHN STREET
LONDON WC1

3,160 SQ FT (294 SQ M) APPROX





LOCATION



This character office building is situated on the west side of John Street, close to the junction with Northington Street. The property is well located for this vibrant area which benefits from an array of local restaurants, bars and retailers. The commercial centres of Kings Cross, Holborn, Clerkenwell and Farringdon are all within easy reach, as is Chancery Lane and Holborn underground stations and the new Crossrail line at Farringdon Station.




CHANCERY LANE

-  8 minutes
-  *Central Line*



RUSSELL SQUARE

-  10 minutes
-  *Piccadilly Line*



HOLBORN

-  11 minutes
-  *Piccadilly & Central Lines*

FARRINGDON

-  12 minutes
-  *National Rail, Hammersmith & City, Circle, Metropolitan Lines, Crossrail*

KING'S CROSS, ST. PANCRAS and EUROSTAR

-  15 minutes
-  *Victoria, Northern, Piccadilly, Circle, Metropolitan, Hammersmith & City Lines, National Rail & Eurostar*



This elegant period building is arranged over lower ground, ground and three upper floors, currently providing open plan and cellular offices.

The approximate floor areas are as follows:

	Sq.ft.	Sq.m.
Lower Ground	595	55
Ground Floor	990	92
1st Floor	655	61
2nd Floor	475	44
3rd Floor	445	41
Total Approx	3,160 sq ft	293 sq m

FEATURES

CENTRAL HEATING

PART COMFORT COOLING

SHOWER

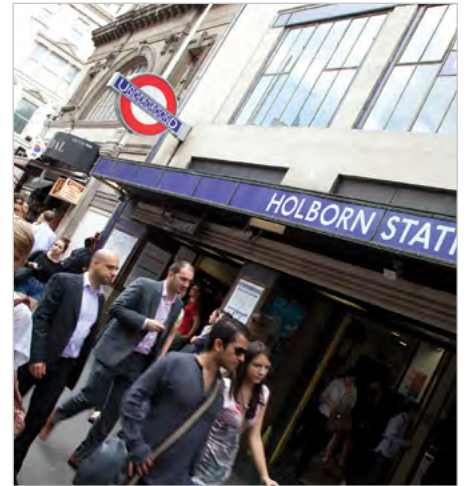
KITCHEN

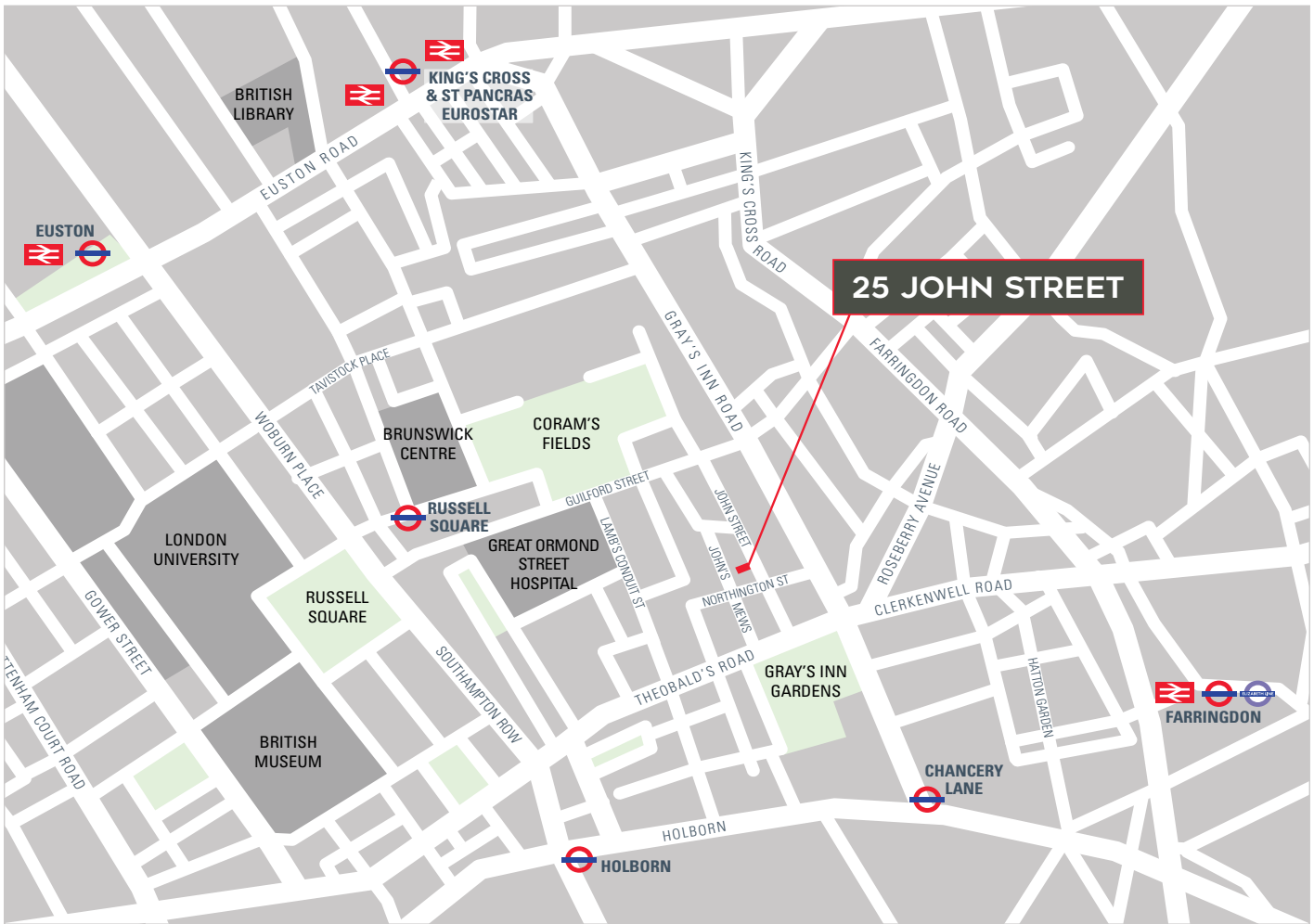
CARPETED

MODERN AND PERIOD FEATURES

EXCELLENT NATURAL DAYLIGHT







RENT £175,000 per annum exclusive.

LEASE For a term up to 10 years subject to rent review at the fifth year.

VIEWING By appointment through the landlord's sole retained agents.



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