

**HURFORD****SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

## Office premises to let in prime Bloomsbury

Rear Ground Floor 22 John Street, London WC1N 2BY

**Air-conditioned open plan office**



**N.I.A. 741 Sq. Ft. (69 Sq. m.) Rent Quoting: £25,200 pax**

### LOCATION

The building is in the section of John Street running between Northington and Roger Street, in a strategic location with unbeatable connectivity, walking distance of five Zone 1 underground/rail stations (Holborn, Chancery Lane, Russell Square, Kings Cross and Farringdon).

### Misrepresentation Act

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

Bloomsbury is famous for its green spaces, period buildings and historic heritage. It is also home to worldwide recognised universities and medical institutions. Nearby Chancery Lane is known as the legal district, with many international law firms headquartered around the area.

There are plenty of shops, restaurants, and cafes in the vicinity, and both the business district of the City of London, as well as the ever-popular West End are also within easy walking distance.

## **DESCRIPTION**

This attractive rear ground floor office offers an expansive open plan room with a large skylight providing plenty of natural light.

The space benefits from comfort cooling and perimeter trunking, with a configuration that allows fitting ten desks comfortably.

The building counts with solar panels which provide significant energy savings.

Net Internal Area of 741 Sq. Ft. (69 Sq. m.)

The lower ground floor in the building g offers additional facilities with shared kitchenette and toilets.

## **TRANSPORT**

Thanks to being within walking distance to five underground stations (Holborn, Chancery Lane, Farringdon, Kings Cross and Russell Square), there is direct access to 8 London underground lines.

Kings Cross and Farringdon Rail, offer direct connections to London airports and other UK destinations.

The City of London and The West End are all within walking distance, making of this, a strategic location for any business.

## **CONDITION**

The unit is offered as seen, fitted for office use.

## **LEASE**

A license of occupation for a term to be arranged.

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## BUSINESS RATES

We advise interested parties to make their own enquiries with the Local Authority.

## EPC

Rating D (93)

## VAT

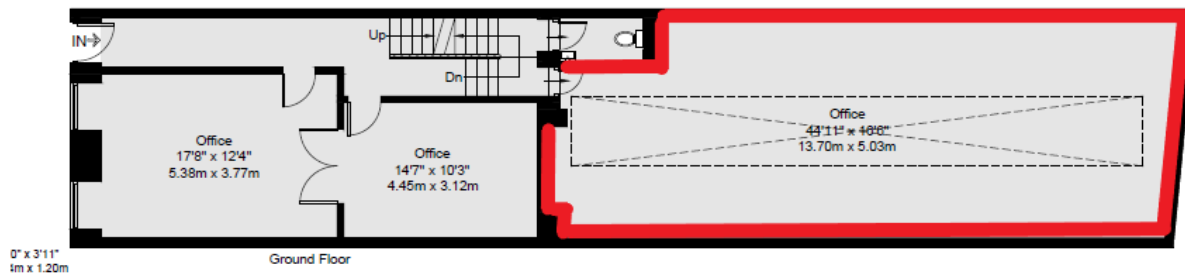
Vat is not applicable to the rent.

## LOCAL AUTHORITY

London Borough of Camden



John Street, WC1N 2BG



## FURTHER INFORMATION

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