

SUBJECT TO CONTRACT

Building

The Adelphi Building is an iconic Grade II listed building. The design of the building is strongly Art Deco and the exterior features highly significant sculpture. The building rises 10 storeys on John Adam Street and 13 to the rear as the land drops towards the Thames.

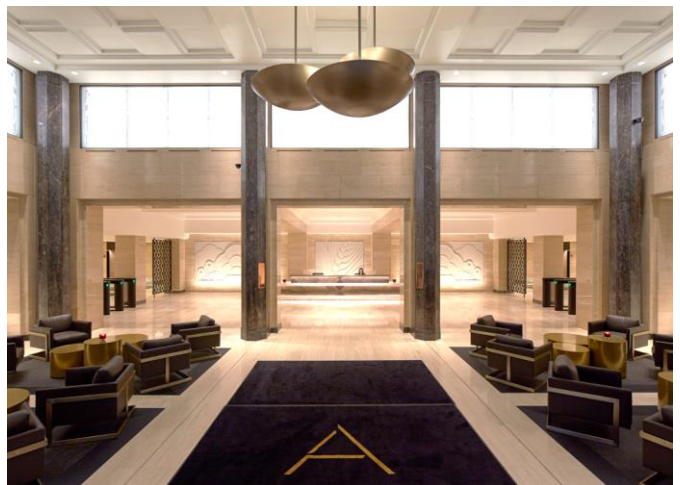
The available space is to the rear of the building facing Victoria Gardens. The space is on street level and benefits from a self-contained entrance.

Location

The Adelphi Building is located on the North Bank of the River Thames, adjacent to 30 Strand and The Savoy Hotel. The building is well connected with Charing Cross (Underground and Main Line) station a 2 minute walk to the west and Waterloo (Underground and Main Line station) a 8-minute walk to the south.

Amenities

- Self- contained entrance
- Fully-fitted
- Generous floor to ceiling height (approx. 3.2 m)
- Bike racks/ lockers/ showers
- Parking available
- Raised floor
- CCTV
- DDA compliant



Floors	Area (sq ft)	Area (sq m)
3 rd	12,756	1,185

Costs	Per sq ft exclusive
Term	Available on an assignment or sublease until 2 nd August 2030.
Rent Passing	£75.00
Rates (Approx.)	£36.12
Service charge (Approx.)	£13.69



For more information please contact:

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Viewing

Strictly through Cushman & Wakefield



3rd Floor Plan

Area in highlighted in red indicates the demise

