Tuckerman
CHARTERED SURVEYORS

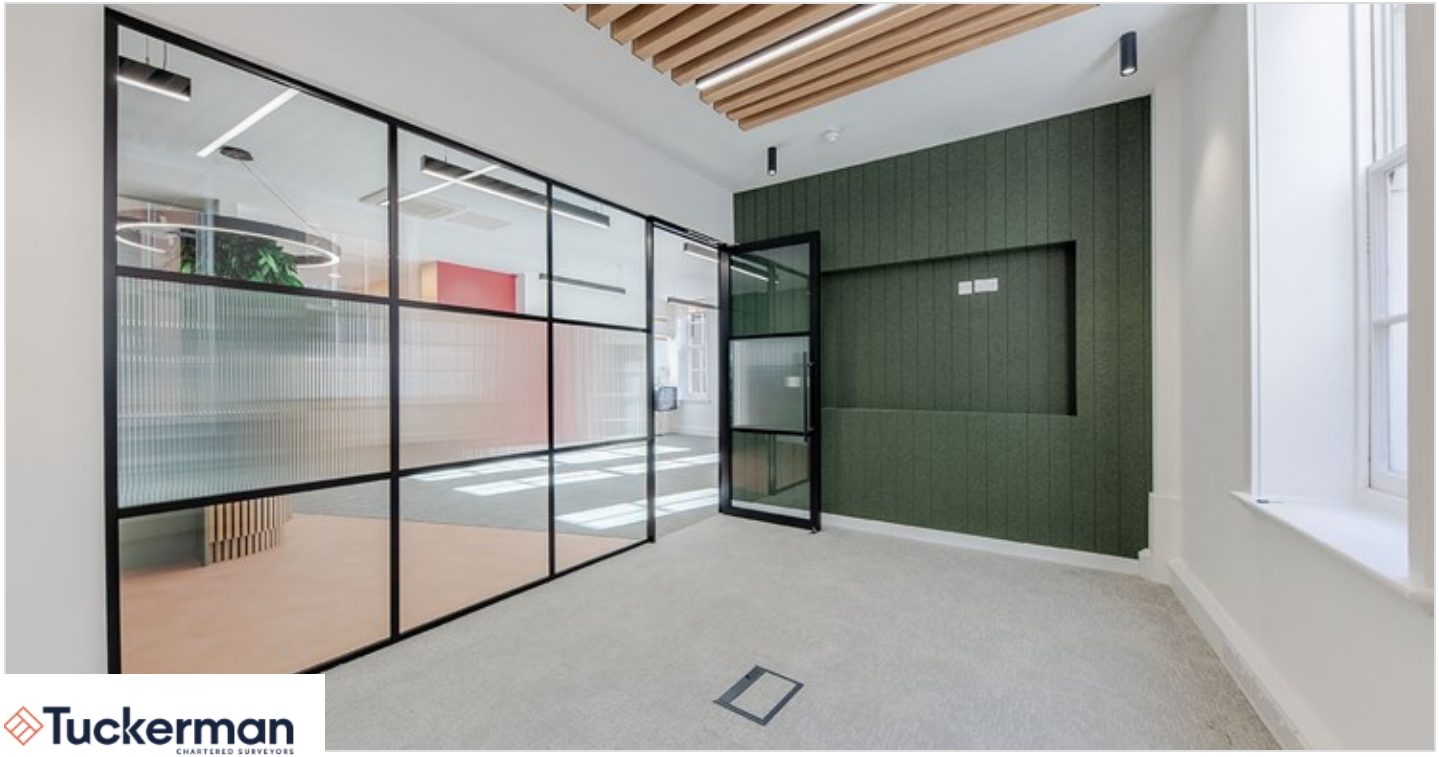
Durham House, John Adam Street, London, WC2N 6HE

1ST FLOOR OFFICES TO LET
MOMENTS FROM CHARING CROSS STATION
895 SQ FT



tuckerman.co.uk
020 7222 5511





Description

The 1st floor has been refurbished to provide fitted accommodation. The 1st floor benefits from good natural light and views towards Victoria Embankment Gardens and the River Thames.

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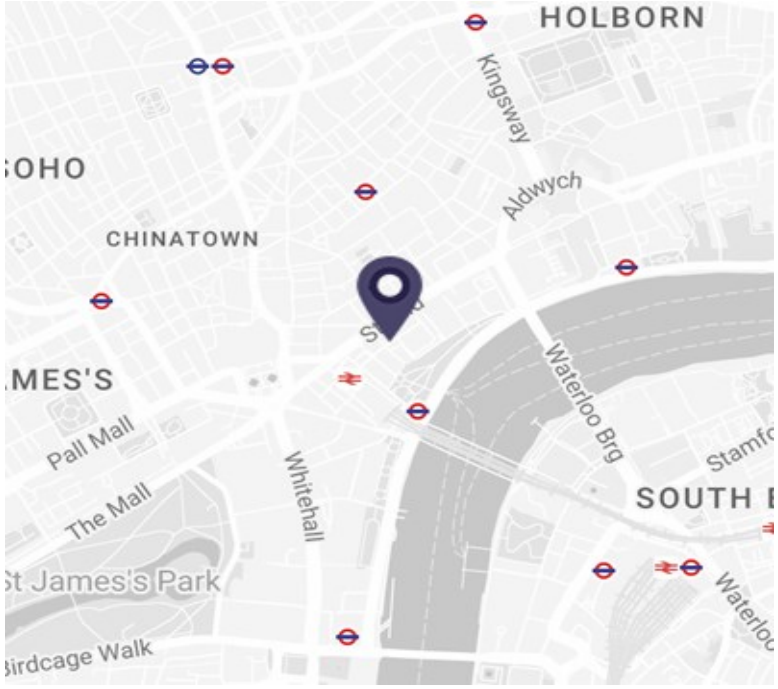
Location

The property is located on the north west side of John Adam Street. Charing Cross Mainline & Underground (Northern Line) and Embankment Underground (District, Circle & Northern Lines) Stations are a short walk away. There are a number of shops, bars and restaurants in close proximity providing excellent amenities for staff.



Amenities

- Air conditioning
- Perimeter trunking
- New LED lighting
- Suspended ceiling
- Demised kitchen
- Demised WC

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Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
1st	895	£52.50	£22.08	TBC	POA	POA	Available
TOTAL	**895**						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

Available by way of a new lease for a term by arrangement.

Service Charge

To be confirmed.

EPC

Available on request.

Rent

£52.50 per sq ft.

Rates

£22.08 per sq ft.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.