

**12 John Street
London
WC1N 2EB**

**3,139 sq ft
(291.62 sq m)**



**Whole Building
To Let**

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Chartered Surveyors + Property Consultants

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Location

The property comprises a building of masonry construction with office space arranged over the basement, ground and four upper floors.

The property is located on the East side of John Street close to the junction with Regent Street. Chancery Lane (Central Line) and Holborn (Piccadilly and Central Lines) Tube Stations are all within easy walking distance.



Accommodation

Floor	Size, sq ft (sq m)
Fourth Floor	403 (37.43)
Third Floor	543 (50.44)
Second Floor	491 (45.61)
First Floor	508 (47.19)
Ground	753 (69.95)
Basement	425 (39.48)
Basement Storage	16 (1.48)
TOTAL	3,139 (291.62)

Amenities

- Central heating throughout
- Grade II Listed
- Period style accommodation with features retained
- Sash windows

Lease

A new lease directly from the Freeholder for a term by arrangement.

EPC

TBC

Possession

By arrangement.

Rents, Rates and Service Charge

Floor	Rent (pa)	Rates (per sq ft) 19/20	Service Charge (per sq ft)
Whole building	£42.50 (overall)	£14.97	9.50

Viewings

Strictly by appointment through sole agents, Kinney Green

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