
AN OPPORTUNITY TO PURCHASE
TWO FREEHOLD OFFICE BUILDINGS
WITH VACANT POSSESSION

25 JOHN STREET
AND
17 JOHN'S MEWS

LONDON WC1



LOCATION

25 John Street is situated on the west side, close to the junction with Northington Street, whilst 17 John's Mews is linked at the rear. The buildings are 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



DESCRIPTION

The two freehold office buildings, linked by a central courtyard, are offered for sale with a combined floor area of **4,110 sq.ft.** (381.82 sq.m.) net approx. **5,715 sq.ft.** (530.93 sq.m.) gross approx).

25 JOHN STREET

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:

| | Net sq.ft. | Gross sq.ft. |
|---------------------|--------------------------------|--------------------------------|
| Lower Ground | 595 | 1,130 |
| Ground Floor | 990 | 1,240 |
| 1st Floor | 655 | 860 |
| 2nd Floor | 475 | 595 |
| 3rd Floor | 445 | 595 |
| Total Approx | 3,160 (293.57 sq.m.) | 4,420 (410.63 sq.m.) |



FEATURES

- Central heating
- Part comfort cooling
- Shower
- Kitchen
- Carpeted
- Modern and period features
- Excellent natural daylight





17 JOHN'S MEWS

This attractive mews building is arranged over ground, first and second floors and currently provides modern offices with garage parking.

The approximate floor areas are as follows:

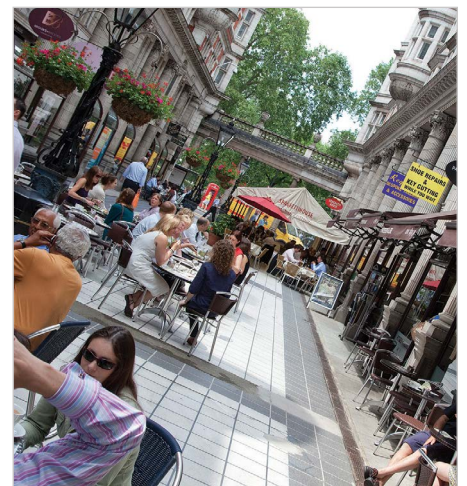
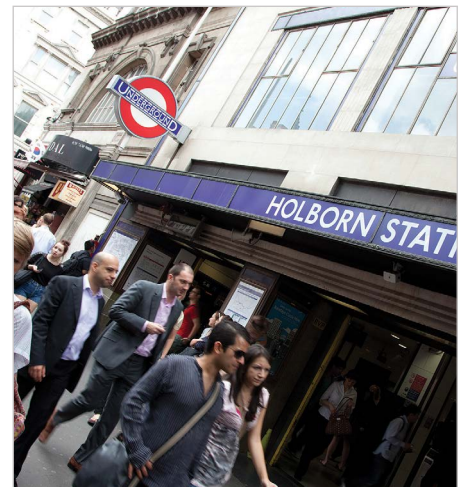
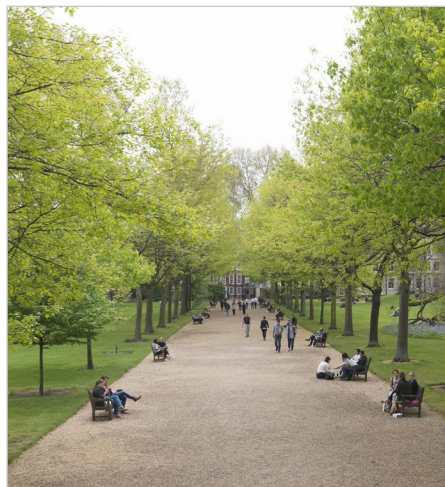
| | Net sq.ft. | Gross sq.ft. |
|---------------------|-----------------------------|-------------------------------|
| Ground Floor | 390 | 485 |
| 1st Floor | 280 | 475 |
| 2nd Floor | 280 | 335 |
| Total Approx | 950 (88.25 sq.m.) | 1,295 (120.3 sq.m.) |

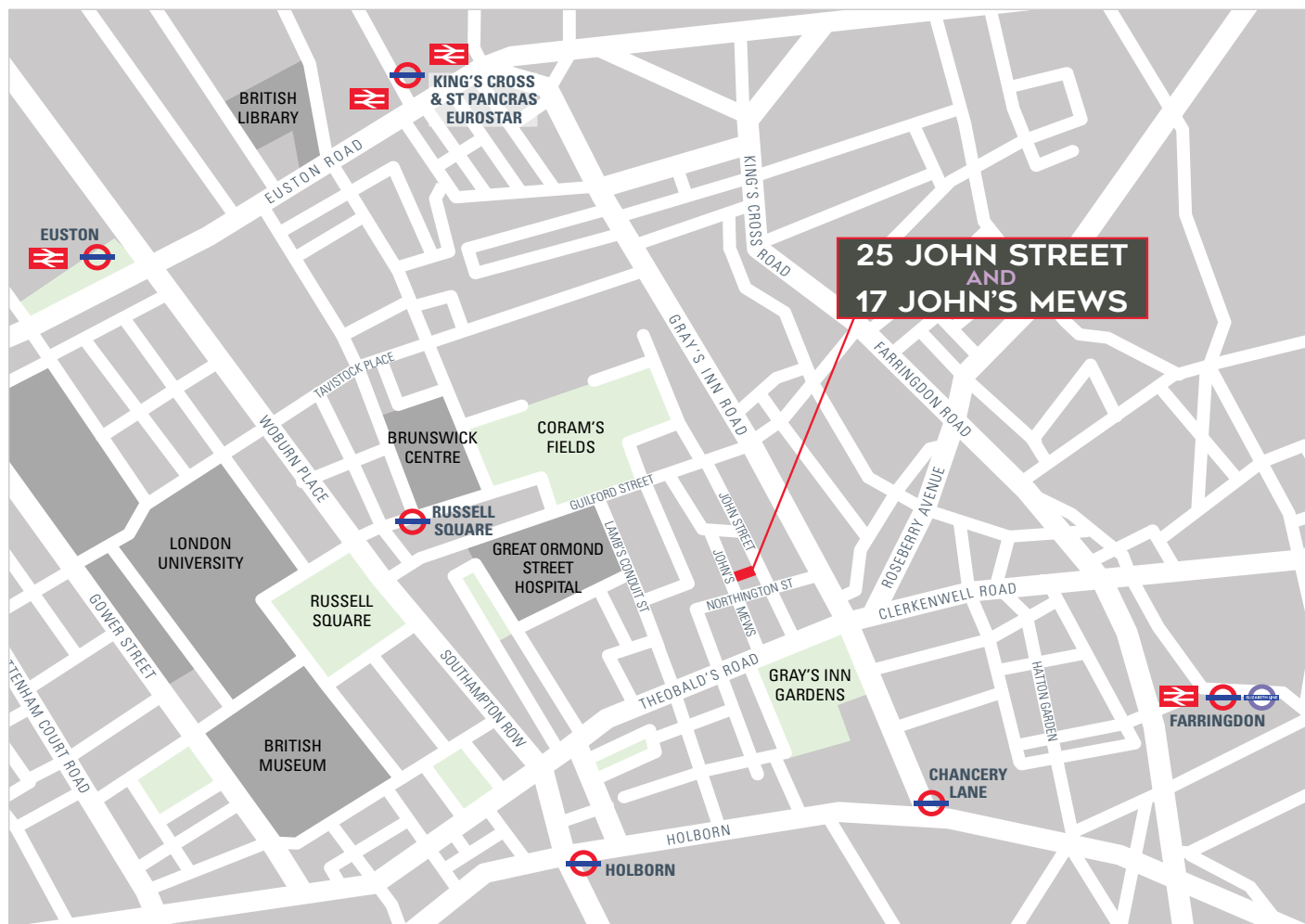


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- Garage parking
- Carpeted
- Modern offices
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TENURE The properties are being sold freehold with vacant possession.

VIEWING By appointment through vendor's sole retained agents



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EPC 17 JOHN'S MEWS D-95