



Secure Office Investment

Ground Floor
21 John Street
Holborn, London

Price

£975,000
(Virtual freehold)

Significant Price Reduction

- * Office investment opportunity
- * Prime Central London
- * Recently refurbished to a high standard
- * Attractive Grade II listed building
- * 5-10 minutes walk from Holborn and Chancery Lane

OFFICE INVESTMENT

OVERVIEW

Location

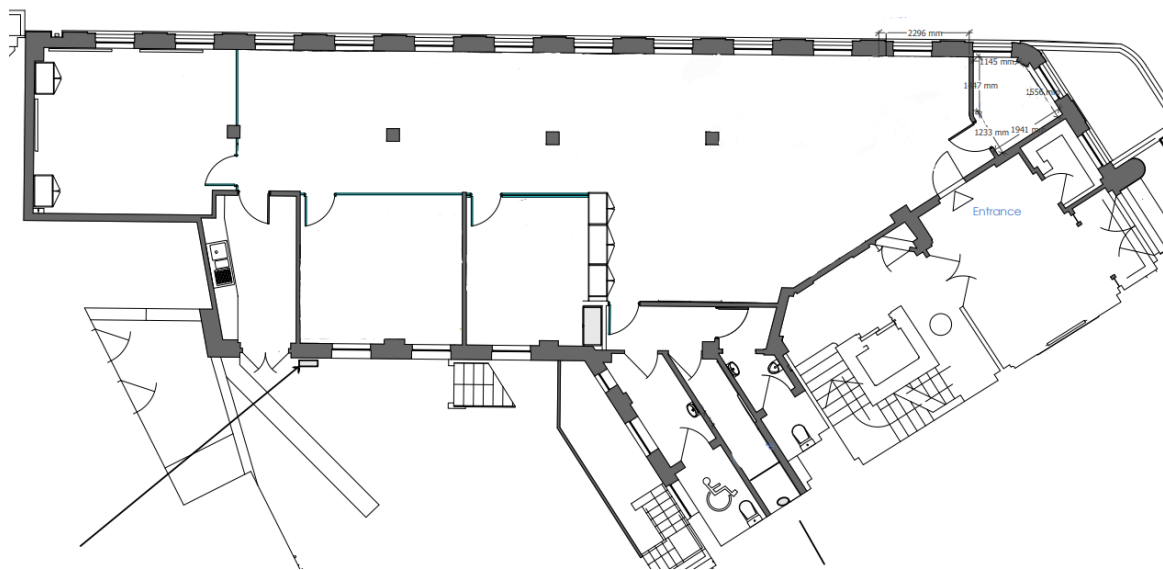
The building is located on John Street at its intersection with Doughty Mews, just south of Coram's Fields. The area is well connected as nearby stations include Holborn, Russell Square, and King's Cross St Pancras. A wealth of eating and drinking establishments on nearby Lamb's Conduit Street and The Brunswick Centre make it a popular office location.

Description

The office space is located on the ground floor of a period Grade II listed building. The office space was refurbished to a high standard prior to the tenant taking occupation. The refurbishment included new air-condition, wood vinyl affect flooring, new lighting and decoration throughout. The space also benefits from a modern kitchen, demised shower and toilets and bike storage.

Investment Details

The offices are currently let to Royal Society of Tropical Medicine and Hygiene on a new 5 year lease from 17th January 2024. The current passing rent is £55,000 per annum increasing to £58,500 per annum in January 2027.



Size

Ground Floor

1,500 Sq ft (sq m)

Price

The price and recently been significantly reduced and we are quoting £975,000 for the long leasehold interest (Virtual freehold).



Viewings strictly by appointment with sole agents, Medway & Law :

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