

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

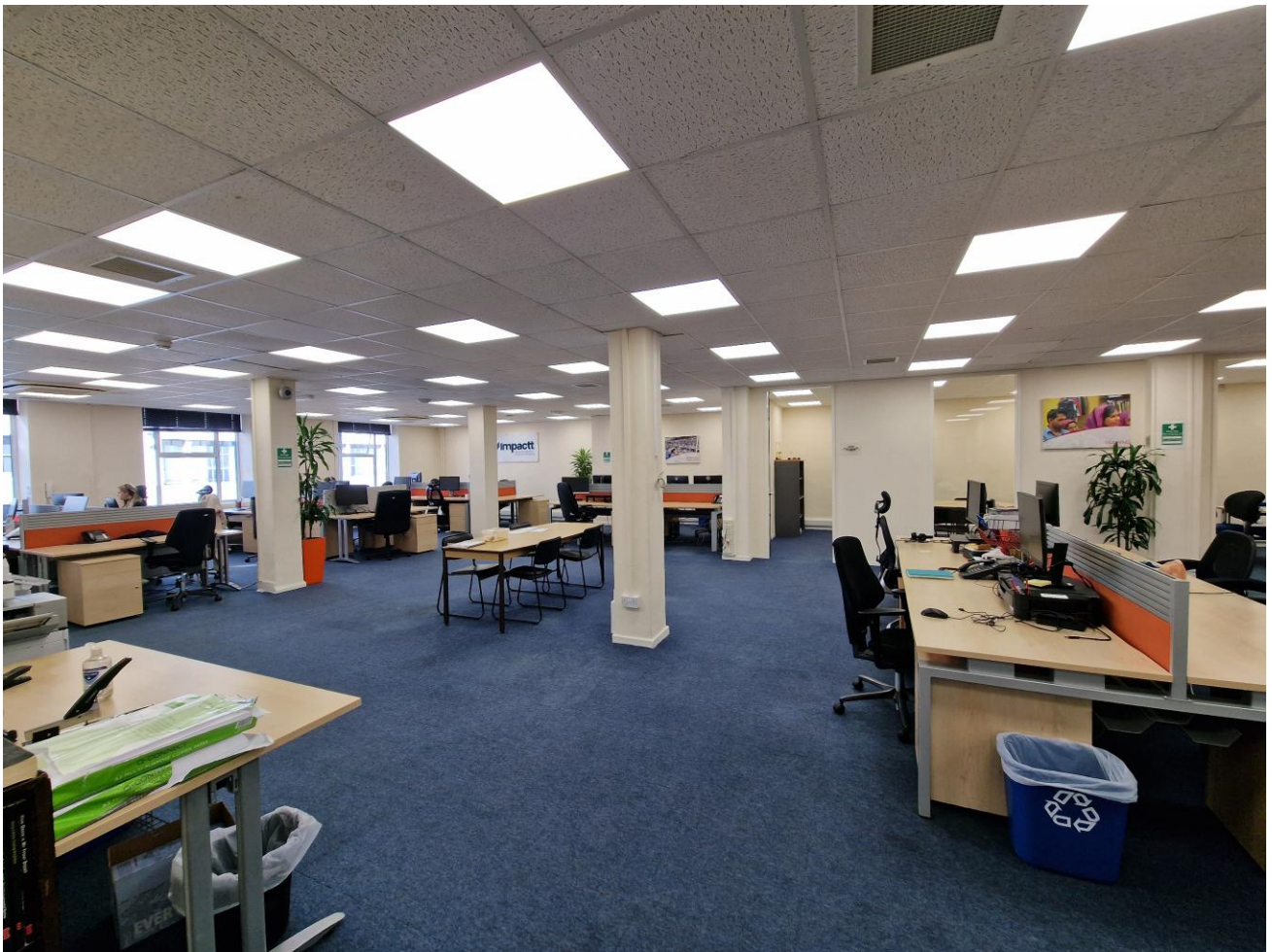
## TO LET GROUND FLOOR

**2,750 SQ FT  
OFFICE/CLASS E SPACE  
10 MINUTES FROM HOLBORN**



**33 JOHN'S MEWS  
LONDON WC1N 2NS**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.



# 33 JOHN'S MEWS LONDON WC1N 2NS

**LOCATION** The property is situated on the east side of John's Mews , a quiet mews street approx. 10 minutes walk to Holborn underground station (Central, Piccadilly lines) and Russell Square underground station (Piccadilly line).

**DESCRIPTION** Comprising the ground floor of a former warehouse building.  
  
The accommodation is mainly open plan and benefits from meeting rooms, air conditioning, gas central heating, WCs and large kitchen.

**AREA** Ground floor 2,750 sq ft/255.48 sqm

*All measurements are stated approx.*

**AMENITIES**

* Excellent natural light	* Kitchen
* Open plan	* Air conditioning
* WCs	* Mews location
* Meeting rooms	* Concierge

**ANNUAL RENT** £32.50 PSF

## **LANDLORD CONTRIBUTION AVAILABLE TO REFRESH SPACE**

**BUSINESS RATES** We understand that the rateable value of the property is £81,500 and rates payable are estimated at £44,499 per annum. Interested parties are advised to make their own enquiries.

**SERVICE CHARGE** £9 psf including gas central heating.

**EPC** Upon application.

**LEASE** New lease available by arrangement direct from the Freeholder.

**LEGAL COSTS** Each party is responsible for their own legal costs.

**VIEWING** **Through sole agent** **JARVIS KELLER**  
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