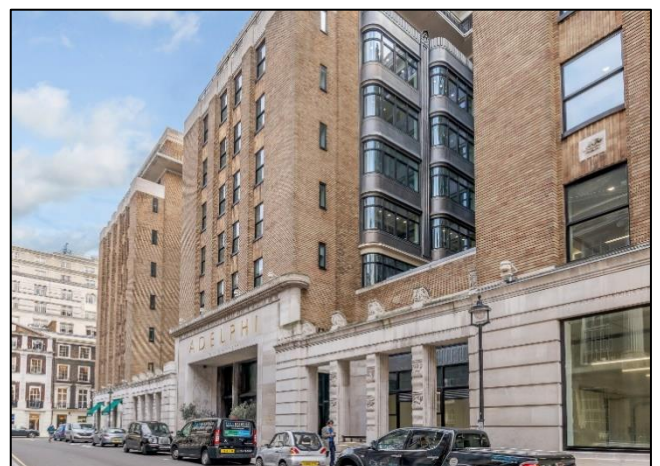


# The Adelphi

## John Adam Street, London WC2

FULLY REFURBISHED SELF-CONTAINED OFFICE SUITE



2,971 Sq. Ft (276 Sq. m) approx.

TO BE LET

020 7522 8500

#### LOCATION:

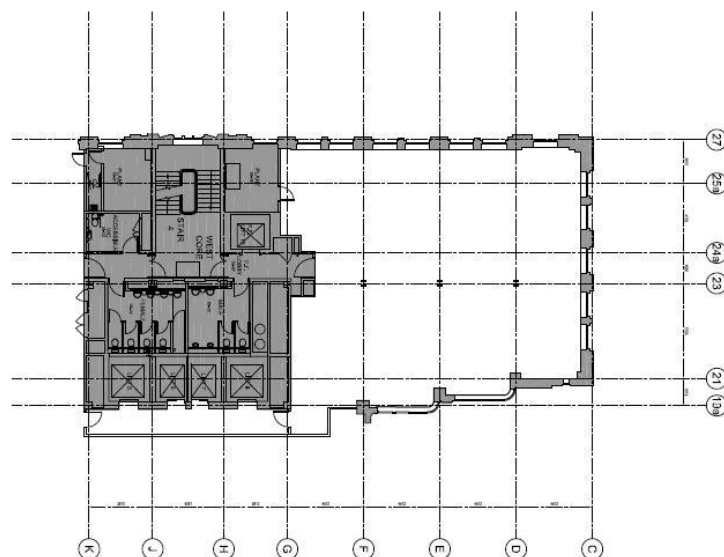
The Adelphi is prominently located on the south side of John Adams street fronting Victoria and Embankment Gardens. It's a short walk from Covent Garden benefiting from an abundance of restaurants, shops, bars, theaters & hotels. It is well located for Charing Cross, Embankment and Covent Garden Underground stations (Bakerloo, Northern, District & Circle, Piccadilly and National Rail Services).

#### ACCOMMODATION:

The Adelphi is a landmark office building comprising of over 300,000 Sq. Ft. which has recently been comprehensively refurbished attracting many well know international companies such as the Economist Newspaper, AT Kearney, Petro China International, Condé Nast and Spotify amongst others.

The available space comprises the north-west wing of the 6<sup>th</sup> Floor having an approximate internal net Floor area of 2,971 Sq. Ft.

Floor	Description	Sq M	Sq Ft	Availability
6 <sup>th</sup>	Offices	276	2,971	Available



#### AMENITIES:

- newly refurbished
- raised floors
- air conditioning
- re-modeled entrance hall
- new passenger lifts
- cycle parking facilities
- shower facilities
- concierge reception



<b>TERM:</b>	A new sub lease for a term to be agreed.
<b>RENT:</b>	£69.50 per Sq. ft per annum exclusive.
<b>RATES:</b>	Rates are currently payable at approximately £24 per Sq. ft.
<b>SERVICE CHARGE:</b>	£10.00 per Sq. ft
<b>EPC:</b>	available on request



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