

NEWLY AVAILABLE

**REFURBISHED OFFICE FLOOR
TO LET**

1,171 SQ FT APPROX.

3-4 JOHN PRINCES STREET, OXFORD CIRCUS, LONDON W1



LOCATION	This prominent building is situated on the east side of John Princes Street, just a moment's walk from Oxford Circus
ACCOMMODATION	Comprises a self-contained second floor office suite, which is newly refurbished and currently in open-plan layout
SIZE	1,171 sq ft (108.78m ²) approx
FEATURES	<ul style="list-style-type: none">• High Ceilings• Part Polished Wood/ Carpeted Floor• Passenger Lift• Independent Central Heating• Underfloor Trunking• Excellent Natural Light
LEASE	A new lease for a term by arrangement
RENT	£29.50 per sq ft per annum exclusive
VIEWING	By appointment through sole agents:

Andrew Rosen
Braham Good

July 2009

IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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