

NEWLY AVAILABLE

**SUPERB REFURBISHED COMFORT
COOLED OFFICE FLOOR
WITH PRIVATE TERRACE**

Braham Good
SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS
020 7935 1653
www.brahamgood.co.uk
PROPERTY PARTICULARS

JOSARON HOUSE 5-7 JOHN PRINCES STREET, W1

LOCATION

This prominent building is situated on the east side of John Princes Street at the junction with Great Castle Street and a moment's walk from Oxford Circus underground station.

ACCOMMODATION

Comprises the **entire 5th (top) floor** which has been refurbished to provide bright open plan offices with natural light from 3 sides, private toilets and a private terrace.

The approximate net internal floor area is **2,240 sq ft.**



AMENITIES

- Comfort cooling
- Automatic passenger lift
- Perimeter trunking
- Video entryphone
- Private WCs
- Plastered ceilings
- iGuzzini linear lighting
- Excellent natural light

LEASE

A new effective FRI lease from the landlord is available for a term to be agreed.

RENT

£37.50 psf per annum exclusive of outgoings and VAT

RATES

Approximately £16.50 psf however interested parties should make their own enquiries with the local rating authority.

SERVICE CHARGE

Approximately £5 per sq ft

VIEWING

Strictly by appointment through sole Agents:

Contact Andrew Rosen or Paul Gold

Sept 2011

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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