



STIRLING  
ACKROYD

**FOR SALE**

**21 John Street, London,  
WC1N 2BF**

**1,500 sq ft**

**Ground floor office in WC1**

[stirlingackroyd.com](http://stirlingackroyd.com)



## Description

The office space is available on the ground floor of a period Grade II listed building. The office space provides perimeter trucking and suspended ceilings with good natural light throughout.

The space also benefits from a modern kitchen, demised shower and shared outdoor courtyard.



## 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.



## Key points

- Ground floor - 1,500 square feet
- Attractive Grade II listed building
- Fantastic natural light and well-presented
- Virtual freehold
- Short distance from Holborn and Chancery Lane
- Shared outdoor courtyard
- Suitable for owner occupiers or investors
- Shower and modern kitchen



## Rents, Rates & Charges

Price	Offers in the region of £1,350,000
Rates	£20.84 per sq ft
Service Charge	£3 per sq ft
VAT	To be confirmed
EPC	On application

## Viewing & Further Information



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