

**Ingram House, 13-15 John Adam Street,
Covent Garden, London, WC2N 6LU**

OFFICE TO LET | 3,460 sq ft



Location

This prominent building is located on the south side of John Adam Street on the corner of York Buildings and lies in between the Strand and Victoria Embankment Gardens. Charing Cross Station (Overground, Northern & Bakerloo Lines) and Embankment station (Northern, Bakerloo, District & Circle Lines) are located close by.

Floor Areas


Floor	sq ft	sq m	Status
1st Floor	2,053	190.73	U/O
Ground Floor	1,407	130.74	U/O
TOTAL (approx.)	3,460	321.47	

*Measurement in terms of NIA


Description

This self-contained ground and first floor office building is currently being refurbished to provide excellent grade A office space available as either a virtual freehold or to rent from Q1 2017. The upper floors are to be refurbished to provide high end apartments.


Paul Dart, Partner

 020 7025 1392

Rhys Evans, Partner

 020 7025 1393

Rebecca Saxon, Agency Surveyor

 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2017

 020 7025 1390  10 Golden Square London W1F 9JA  41 Lothbury London EC2R 7HG

Ingram House, 13-15 John Adam Street, Covent Garden, London, WC2N 6LU



OFFICE TO LET | 3,460 sq ft



*Pictures are CGIs and are for indicative purposes only

Terms

Tenure:	Leasehold or Virtual Freehold
Virtual Freehold:	A new 999 year lease
Price:	Offers in excess of £3,800,000
Conventional Lease:	New flexible leases for a term by arrangement
Rent:	£190,000 pax
Rates:	To be reassessed
Service Charge:	Nominal

Amenities

- Own front door
- New air conditioning
- New flooring
- W/Cs
- New lighting
- Self-contained
- Excellent natural light
- Corner aspect



Paul Dart, Partner

020 7025 1392
pdart@monmouthdean.com

Rhys Evans, Partner

020 7025 1393
revans@monmouthdean.com

Rebecca Saxon, Agency Surveyor

020 7025 1397
rsaxon@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract January 2017