

# The Adelphi, John Adam Street WC2

**\*Preliminary Particulars\***

**To Let: Part 6<sup>th</sup> Floor – approx. 3,000 sq ft**

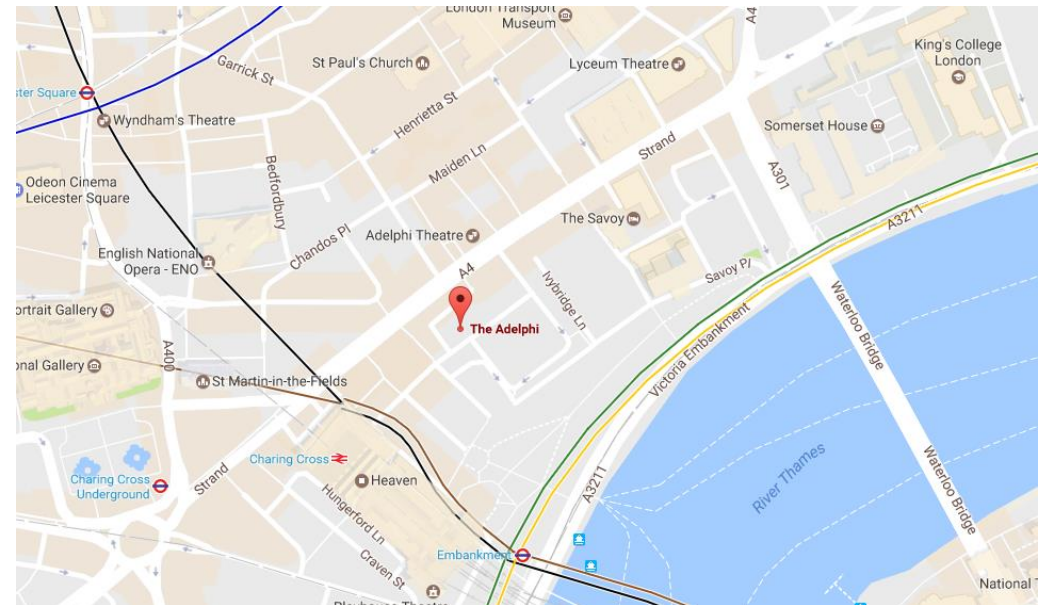


## LOCATION

The Adelphi is prominently located on John Adam Street and looks onto Victoria Embankment Gardens. The building is a short walk from Covent Garden and benefits from its amenities, including restaurants, shops, bars and theatres.

Transport links are excellent, with Embankment Station (Bakerloo, Circle, District and Northern lines), Charing Cross Station (Bakerloo & Northern lines & National Rail services) and Covent Garden Station (Piccadilly line) all within a 5 minute walk.

## MAP



## CONTACT US

By appointment through sole agents:  
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## DESCRIPTION

The Adelphi is a landmark Covent Garden office building and is one of the best known buildings in London. The building is arranged over 15 floors looking over Victoria Embankment gardens. The building has been newly refurbished with a remodelled entrance hall. New occupiers include The Economist Newspaper, Finsbury, AT Kearney and ACCA.

The available space is located in the North West wing of the 6<sup>th</sup> floor, and comprises 2,971 sq ft.

## FLOOR AREAS

FLOOR	SQ FT	SQ M	STATUS
Part 6 <sup>th</sup>	2,971	276	Available
<b>TOTAL</b>	<b>2,971</b>	<b>276</b>	

## AMENITIES

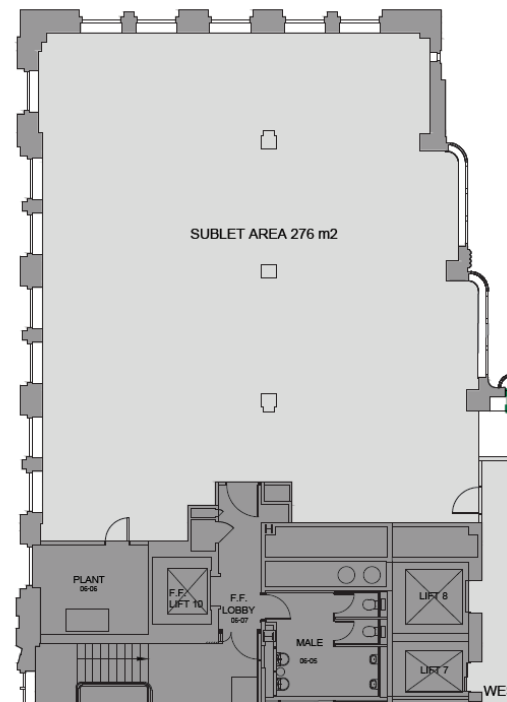
The office space has been newly refurbished and will provide high quality office accommodation, including the following amenities:

- Landmark office building
- Newly refurbished
- Raised floors
- Air conditioning
- Remodelled entrance hall
- Shower facilities
- Bicycle parking
- Concierge
- Category 5 lighting
- Suspended ceilings
- New passenger lifts
- On site management

**TERMS:** Terms on application.

**VAT:** The premises is elected for VAT.

**EPC:** Available on request.



*\*Not to scale – for indicative purposes only*



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**Misrepresentation Act:** These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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