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# SHORT TERM ALL INCLUSIVE ECONOMICAL OFFICE SPACE TO LET IN THE HEART OF ST. JOHNS WOOD

## 5-8 COCHRANE MEWS, LONDON NW8 6NY

### 960 SQ. FT.



#### Local Occupiers



The Duke of York



#### LOCATION

Cochrane Mews is located in a central position, just off Circus Road, close to St. Johns Wood High Street. Barclays Bank; Panzers; Tesco's & Ivy Café are all close by. St. Johns Wood Underground Station is within a few minutes walking distance.

GOOGLE MAPS - [LINK](#)

## DESCRIPTION

The property consists of a ground floor mews office with substantial storage. The office benefits from natural light at the east and north elevation and is fully fitted with AC (not tested), mounted radiators, ceiling mounted lighting and coded security alarm.

## AMENITIES

- AC (not tested)
- Fire Alarm
- Mounted Radiators
- Ceiling Mounted Strip Lighting
- Security Alarm
- Storage
- Kitchenette
- Tiled Carpet

## FLOOR AREAS

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	89.19	960

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## USER

B1 (Offices)

## LEASE

Up to 1 year, outside the Landlord & Tenant Act

## RENT

£27,000 per annum inclusive of business rates and service charge.

Please be aware the above figure is exclusive of VAT.

## VIEWINGS:

Strictly through Robert Irving Burns.

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