



Circus Road, St John's Wood NW8 £1,500 Per Month Subject to contract

Selection of office suits from 3-5 person private office at £1,500 per month to 16-person private office at £5,000 per month, with directors' board room

Available immediately - Includes parking depending on unit

Term is flexible 12, 24 or 36 months rolling contracts with flexible break clauses

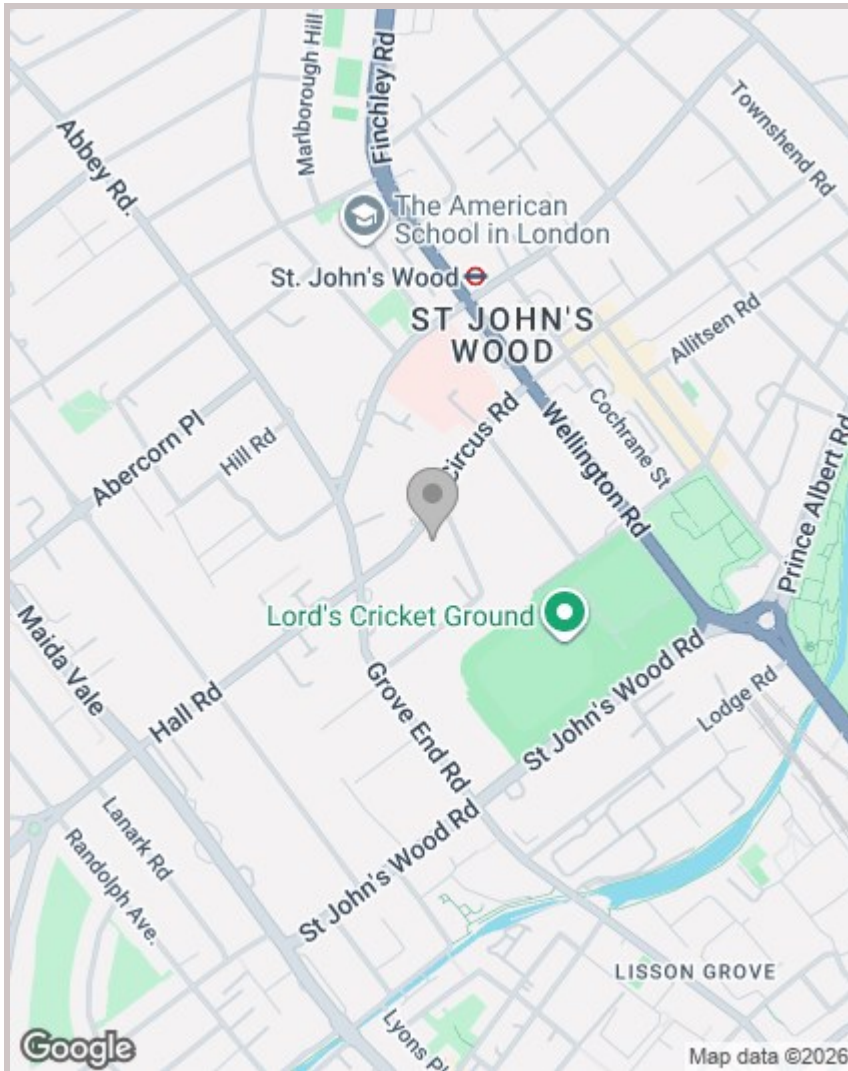
Only 1 month rent and 1 month deposit no vat

Property Overview

Rent includes

- All customised furniture- desks, chairs, cupboards
- Air conditioning
- includes Internet
- Leased line 50-100 mpbs up speed and downloading, and telephone numbers and telephone handset with unlimited UK and International calls.
- Waiting area
- Storage
- Daily cleaning included
- rent includes all utilities, insurance and council/business rates is under small rates relief
- Office is operating 24 hours and has 24 hours access incl. weekends and public holidays.

- Office building with various units
- Multiple uses considered
- Parking available
- Superb Location
- Long and short lets available



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
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Company Registered number
03513585

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

