

BLOOMSBURY – 126A SOUTHAMPTON ROW



- **PROMINENT CORNER CLASS E UNIT TO LET**
- **SEATING / SALES POTENTIAL ON LOWER GROUND**
- **CLOSE TO GREAT ORMOND STREET HOSPITAL**

Location

The premises are situated on the East side of Southampton Row, on the corner of Cosmo Place, which is equidistant between **Russell Square**, **Queen Square** and **Bloomsbury Square Garden**.

Nearby occupiers include **The British Museum**, **Taco Bell**, **Swiss Butter**, **Caffe Nero**, **Sophies Italian**, **Plan Burrito**, **Costa Coffee**, **St Giles International School**, **Great Ormond Street Hospital**, and **The Brunswick Centre**.

Description

The premises comprise a prominent corner unit arranged over ground and lower ground floors.

We estimate the following Net Internal Areas:

Accommodation

Ground Floor:	400 sq ft	37.16 sq m
Lower Ground Floor:	1,600 sq ft	148.65 sq m

*The Landlord will offer some flexibility in the floor areas available for the right Tenant / Offer. Please call to discuss.

Lease Terms

The premises are available on a new effective FRI lease; for a term to be agreed.

Rent

Offers in the region of **£100,000 per annum exclusive**.

Business Rates

The property is to be re-rated in its new configuration.

EPC

Available on request.

Legal Costs

Each party to pay their own legal costs.

Further Information:

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