



48-49 Russell Square, London, WC1B 4JP

Fully managed elegant period building offers bright workspaces with high ceilings, excellent natural light, and views over the square!

Key Points

- Grade A office accommodation within a stunning period building, with excellent floor-to-ceiling height and natural light
- Flexible lease terms available
- Communal garden providing outdoor breakout space
- Bookable meeting rooms and impressive boardroom
- All-inclusive pricing (rent, business rates, service charge, utilities & internet)
- Recently refurbished to a high standard
- Prime Bloomsbury location opposite Russell Square
- Manned reception and professional front-of-house services

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Summary

| | |
|-----------------------|-------------------------------------------------|
| Available Size | 156 to 1,098 sq ft |
| Rent | £15,500 - £107,500 per annum All inclusive rent |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Not applicable |

Description

Grade A Office Suite – Flexible License Terms.

A majestic and characterful office building offering recently refurbished Grade A office accommodation available on flexible license terms.

The property benefits from a manned reception, fitted kitchenettes, and access to an impressive boardroom (available by separate arrangement) and communal garden. All-inclusive terms — rent, business rates, service charge, utilities, and internet are built into the quoted price, ensuring complete transparency and convenience for occupiers.

Location

The building is prominently situated directly opposite Russell Square, enjoying an exceptional position in the heart of Bloomsbury. The surrounding area offers a vast array of cafés, restaurants, bars, and boutique shops, as well as several prestigious hotels, providing an ideal setting for both business and leisure.

Excellent transport connectivity is provided by Russell Square Underground Station (Piccadilly Line), just a short walk away, with Holborn (Piccadilly and Central Lines) and Tottenham Court Road (Central, Northern and Elizabeth Lines – Crossrail) also within easy reach.

Additionally, King's Cross St. Pancras International — one of London's key transport hubs, offers mainline and international rail services as well as access to the Piccadilly, Victoria, Northern, Metropolitan, Circle, and Hammersmith & City Lines — is less than a 15-minute walk from the property.

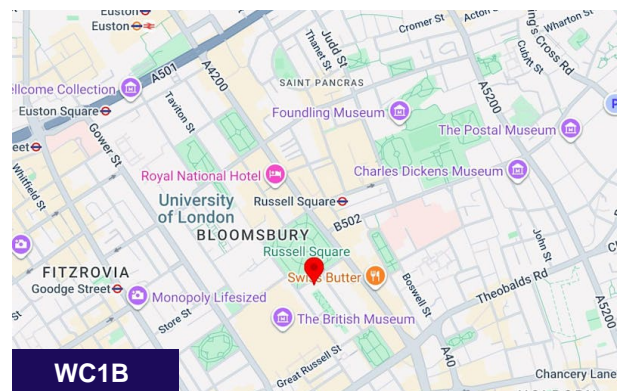
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent | Availability |
|-----------------------|--------------|---------------|-------------------------------|--------------|
| Ground - Rear | 320 | 29.73 | £33,600 /annum all inclusive | Available |
| 2nd - Rear | 328 | 30.47 | £31,500 /annum all inclusive | Available |
| 2nd - front | 156 | 14.49 | £15,500 /annum all inclusive | Available |
| 3rd - Premium office | 1,098 | 102.01 | £107,500 /annum all inclusive | Available |
| 4th - 8 person office | 328 | 30.47 | £27,500 /annum all inclusive | Available |
| Total | 2,230 | 207.17 | | |

Terms

Available by way of a new lease direct from the Landlord, available on all inclusive rents.



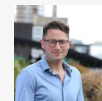
Get in touch



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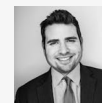
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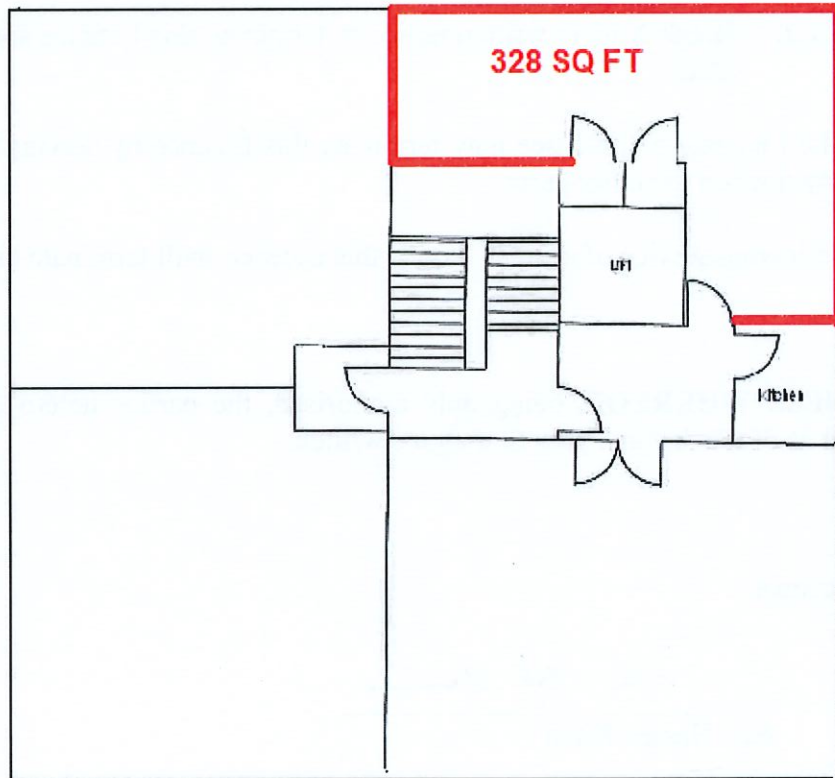
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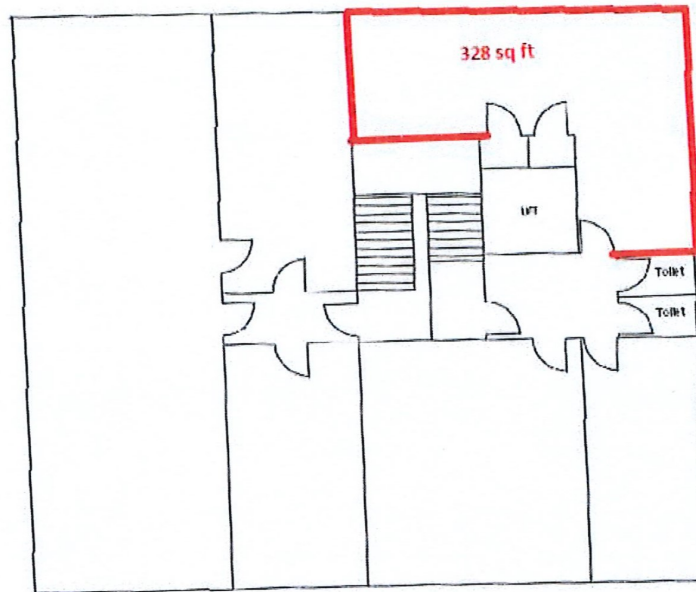
APPENDIX A - THE DESIGNATED SPACE

First Floor, 48/49 Russell Square London WC1B 4JP



First Floor

Second Floor



APPENDIX A - THE DESIGNATED SPACE

3rd Floor, 48/49 Russell Square London WC1B 4JP

