



TO LET

1,610 SQ FT
(149.57 SQ M)

£45 PER SQ FT

Self-contained upper parts
to let in an attractive period
property in Bloomsbury
1,610 sq ft

- Self-contained
- Comfort cooled
- Shower
- Perimeter trunking
- Fibre connectivity

Summary

Available Size	1,610 sq ft
Rent	£45 per sq ft
Rates Payable	£21.72 per sq ft
Rateable Value	£63,000
Service Charge	£5,000 per annum
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The available accommodation is arranged over the 1st to 4th floors, with each floor predominantly featuring an open-plan layout. WC and shower provisions are located on the 3rd floor level. The building benefits from fantastic floor-to-ceiling heights throughout the building along with great levels of natural light and comfort cooling through-out.

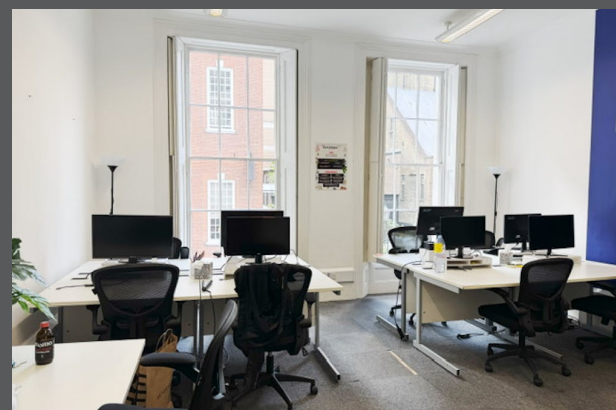
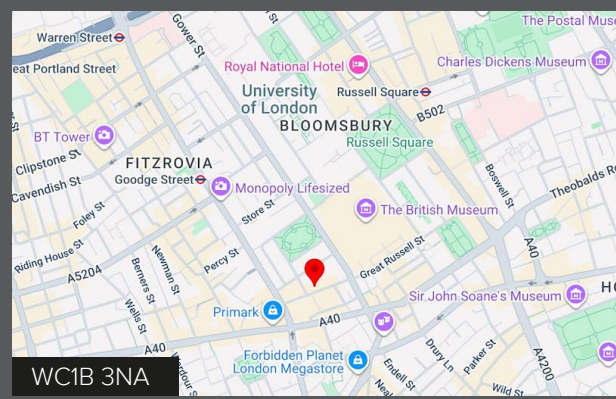
Location

The building is located on the northern side of Great Russell Street between the junctions of Adeline Place and Bloomsbury Street, conveniently located to Tottenham Court Road station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	430	39.95	Available
3rd	320	29.73	Available
2nd	430	39.95	Available
1st	430	39.95	Available
Total	1,610	149.58	



Viewing & Further Information



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