



**STIRLING  
ACKROYD**

**TO LET**

**First Floor, 1a Doughty  
Street, London, WC1N  
2PH**

1,073 sq ft

A bright and spacious  
period 1st floor office  
(Use Class E) located in  
the heart of historic  
Bloomsbury



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

A bright and spacious period office located in the heart of historic Bloomsbury. This generously proportioned space features high ceilings, large sash windows with original shutters, and plenty of natural light, creating a welcoming and open working environment.

The room retains its original architectural detailing, including decorative cornicing, wall paneling, and a classic central chandelier, adding to its character and charm. The space is versatile and can accommodate a variety of office layouts, from open-plan desks to meeting areas.

With large windows overlooking Doughty Street, the office offers a peaceful setting while being moments away from key transport links and local amenities. The property also benefits from central heating, good ceiling height, and a neutral white colour palette, ready for customisation.

Ideal for small businesses, creative studios, or professional services otherwise potential alternative uses subject to necessary consents, looking for a unique workspace in a prestigious London location.

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## Location

Nestled in the heart of Bloomsbury, 1A Doughty Street offers a prestigious office address in one of London's most historic and culturally rich neighbourhoods. The building is located on a quiet, tree-lined street known for its elegant Georgian architecture and literary heritage – notably home to the Charles Dickens Museum just a few doors away.

Benefiting from excellent connectivity, with Russell Square, Chancery Lane, and Holborn underground stations all within walking distance. The area is also well-served by numerous bus routes and is within easy reach of King's Cross St Pancras for national and international travel.

Surrounded by legal chambers, universities, creative businesses, and period residences, 1A Doughty Street strikes the perfect balance between professional prestige and cultural charm. Nearby you'll find a wide range of cafes, boutique shops, and green spaces including Gray's Inn Gardens and Coram's Fields, making it an attractive location for clients and staff alike.

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## Key points

- Period features
- Great Ceiling heights
- Open plan layout
- Private Kitchen & WC





## Rents, Rates & Charges

Lease	New Lease
Rent	£40 per sq ft
Rates	£16.42 per sq ft
Service Charge	Service charges are 25% of all common costs (including insurance, cleaning etc)
VAT	Not applicable
EPC	C (69)

## Viewing & Further Information



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