



## TO LET

920 TO 4,602 SQ FT  
(85.47 TO 427.54 SQ M)

£52.50 - £59.50 PER SQ FT

High quality fitted and Cat A office space available in this unique building with a striking living wall & good ESG credentials...

- External Living Wall covering façade of building
- Fully Fitted Office Space - 2nd, 4th & 5th; Cat A - 1st
- Private Terrace Areas with each floor
- BREEAM Excellent
- Fibre connectivity
- Secure Bike Racks
- Showers with Changing Facilities
- Flexible lease terms

## Summary

<b>Available Size</b>	920 to 4,602 sq ft
<b>Rent</b>	£52.50 - £59.50 per sq ft
<b>Rates Payable</b>	£32 per sq ft
<b>Service Charge</b>	£17.74 per sq ft
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B

## Description

As part of a comprehensive refurbishment and extension of the property in 2017, David Morley Architects came up with the idea of cladding the building in a living wall; the first living wall to an entire primary elevation in a Conservation Area in London. The property still creates a striking impression, and also benefits from a BREEAM - Excellent rating and EPC - B grading.

The building offers fully fitted, plug and play offices available for immediate occupation on two levels:

### 5th (top) floor:

Currently configured in open plan, with a private office/meeting room, fitted kitchenette, and a good sized private roof terrace; options to fit out the accommodation so as to provide fully furnished, Cat B space have been prepared - concept visuals are included on the property Microsite...

Rental: £59.50 psf; fully managed solution available from £11,300 pcm inclusive.

### 4th floor:

Arranged as two open plan areas, each with 8 desks, three meeting rooms, private office, kitchenette, terrace area and private wc & shower facilities...

Rental: £57.50 psf; fully managed solution available from £18,900 pcm inclusive.

### 2nd floor:

Arranged as an open plan area with 12 desks, a large (14 person) meeting room, two further offices/meeting rooms, galley kitchen and a private terrace area...

Rental: £55 psf; fully managed solution available from £19,400 pcm inclusive.

### Cat A 1st floor:

Arranged in open plan, with fitted kitchenette and a large private rear terrace area; the space has a contemporary feel with designer spot lighting, acoustic ceiling baffles, underfloor trunking and timber flooring throughout...

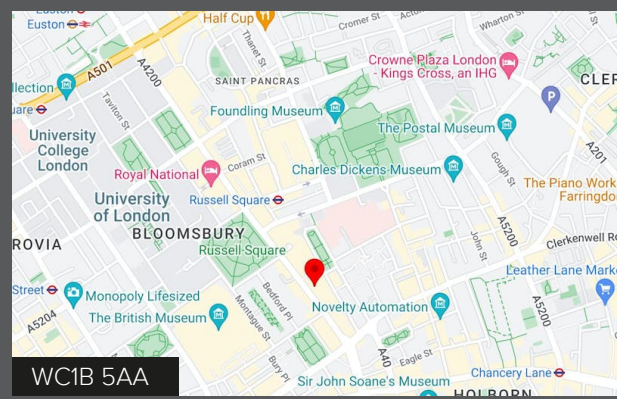
Rental: £52.50 psf; fully managed solution available from £30,000 pcm inclusive.

## Location

This impressive and unique building is located in the heart of Bloomsbury on Southampton Row, equidistant between Holborn and Russell Square Underground Stations.

The Elizabeth Line is also easily accessed via nearby Tottenham Court Road Station.

## Accommodation



## Viewing & Further Information



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The available accommodation comprises of the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
5th - Fitted floor with terrace	920	85.47	Available
4th - Fitted	1,560	144.93	Available
2nd - Fitted Floor	1,575	146.32	Under Offer
1st - Cat A	2,122	197.14	Available
<b>Total</b>	<b>6,177</b>	<b>573.86</b>	

### Specification

\* Living Wall covering façade of building

\* BREEAM Rating - Excellent

\* E P C Rating - B

\* Secure cycle storage

\* Shower facilities

\* Manned reception

\* Fully fitted & furnished floors

\* Timber floors

\* Air conditioning to 1st, 4th & 5th, comfort cooling on 2nd

\* DDA wc's on 1st & 2nd floors

### Viewings

Strictly by prior appointment with landlord's sole agents:

Gale Priggen & Co 020 7404 50

### Terms

New leases, direct from the landlord, are available by negotiation for terms by arrangement.

Consideration will be given to agreeing fully inclusive, flexible lease terms, or fully managed solutions - see Workplace Plus download attached.

### Reception & End of Journey facilities

There is existing cycle storage on the gnd floor, and shower facilities on the 3rd.

The landlord is preparing a scheme to upgrade and enhance the building reception, and create comprehensive new end of journey facilities within the basement.

Concept visuals and layout plans are available from the property Microsite.

### Video

- 5th floor Matterport tour -

<https://my.matterport.com/show/?m=8tgk09n0k5ucqea064ppcneca&views=0>

- 2nd floor Matterport tour - <https://my.matterport.com/show/?m=WDVceuYxLaZ>

