



TO LET

800 SQ FT
(74.32 SQ M)

£49.50 PER SQ FT

**** New Instruction ****
Attractive office to let in
charming Grade II listed
building 800 sq ft

- Attractive period property
- Gas central heating
- Shared kitchen facilities
- Communal roof terrace
- Conference meeting rooms available for hire on site

Summary

Available Size	800 sq ft
Rent	£49.50 per sq ft
Rates Payable	£16.65 per sq ft
Rateable Value	£24,000
Service Charge	£10 per sq ft A fixed service charge plus annual RPI uplift
Estate Charge	N/A
EPC Rating	C

Description

The available office is located on the 1st floor of this attractive Grade II listed building.

The space consist of 3 interconnecting rooms area with the main body of the space overlooking Bloomsbury Square The unit benefits from excellent natural light and good floor to ceiling height.

Location

The building is located on the south west corner of Bloomsbury Square, close to both Holborn and Tottenham Court Road tube stations.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
1st - East	800	74.32	To Let	Available
Total	800	74.32		

Specification

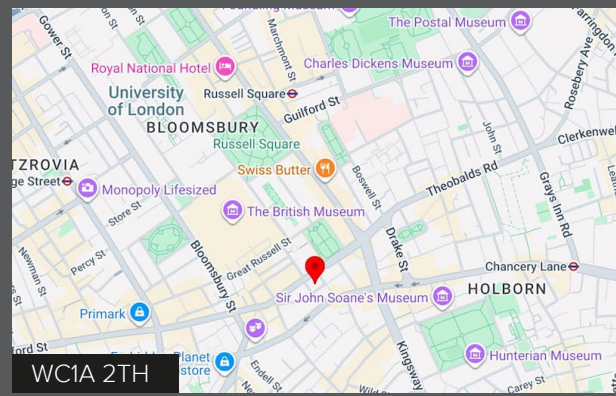
- Gas central heating
- Plastered ceiling
- New LED lighting
- 1 x meeting room/office
- Access to communal roof terrace.
- Shared kitchen facilities
- Conference space/meeting rooms available for rent on site
- Excellent natural light
- Entryphone system

Viewings

By prior appointment with sole agents.

Terms

A new lease is available direct from the freeholders for a term by arrangement.



Viewing & Further Information



Clarke Buxton

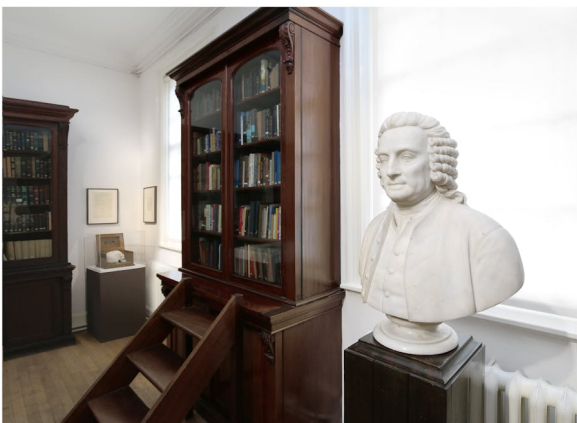
020 7404 5043 | 07816 663468
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Tim Gale

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Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable). Generated on 20/11/2025



Energy performance certificate (EPC)

GROUND FLOOR OFFICES, FIRST FLOOR OFFICES, SECOND FLOOR OFFICES, THIRD FLOOR OFFICES
20-21 Bloomsbury Way
LONDON
WC1A 2TH

Energy rating

C

Valid until:

17 September 2025

Certificate number:

9747-3001-0859-0501-3495

Property type

B1 Offices and Workshop businesses

Total floor area

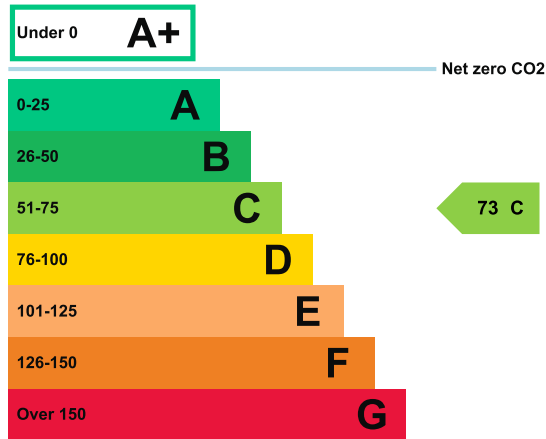
349 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

69 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	49.8

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0371-0545-4899-7091-4006\)](/energy-certificate/0371-0545-4899-7091-4006).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Marta Moreno
Telephone	0208 5078728
Email	marta@principalplans.co.uk

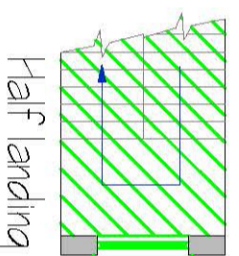
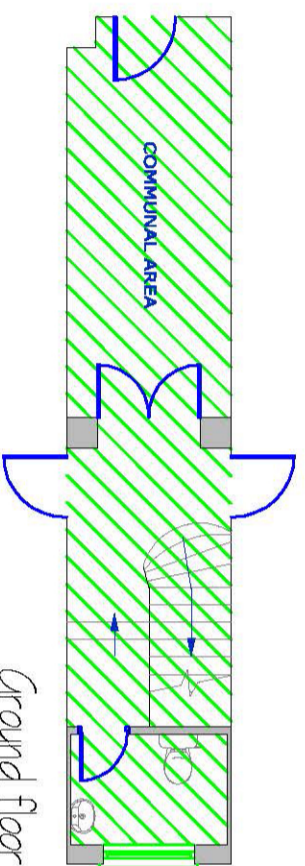
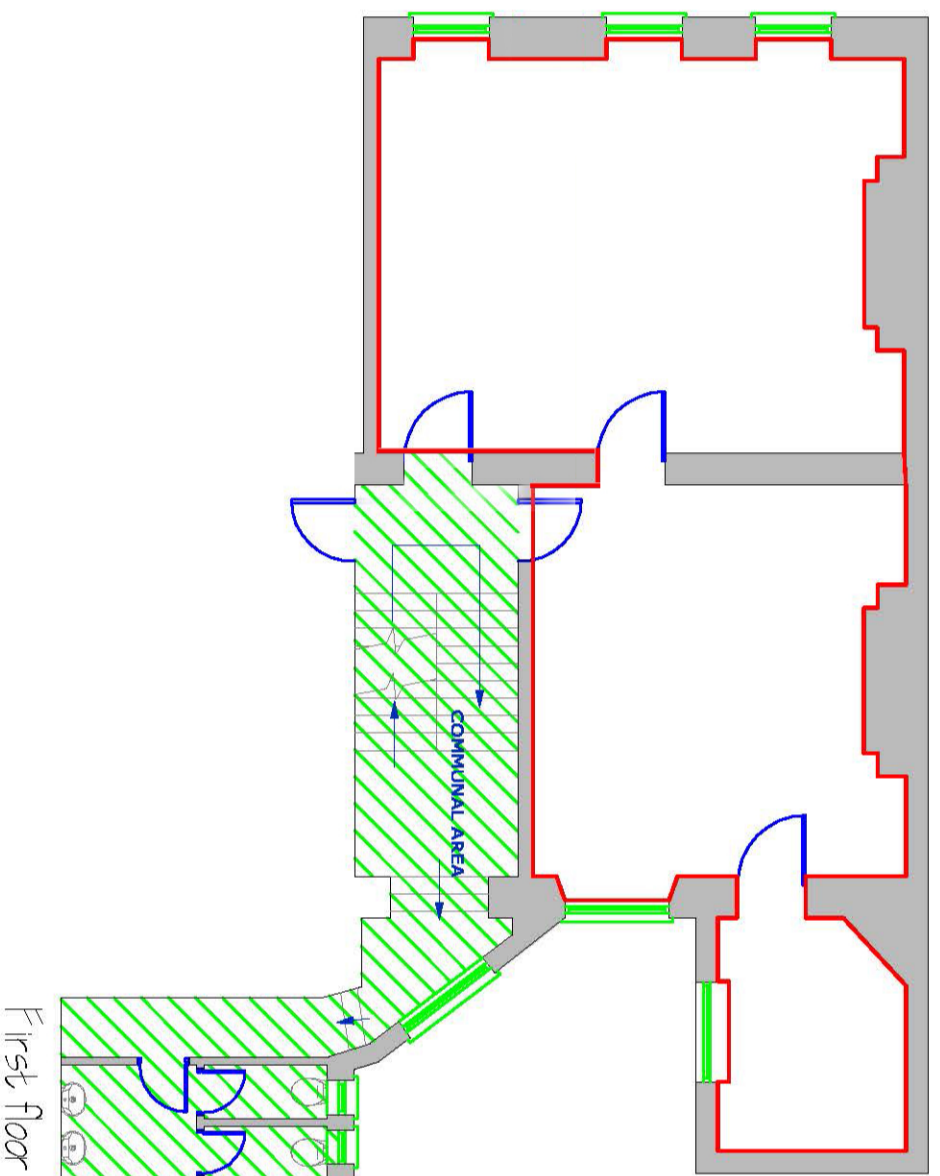
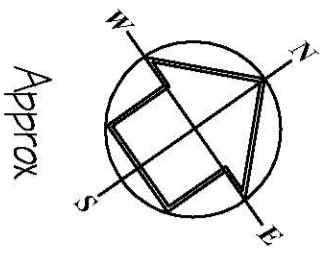
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008528
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

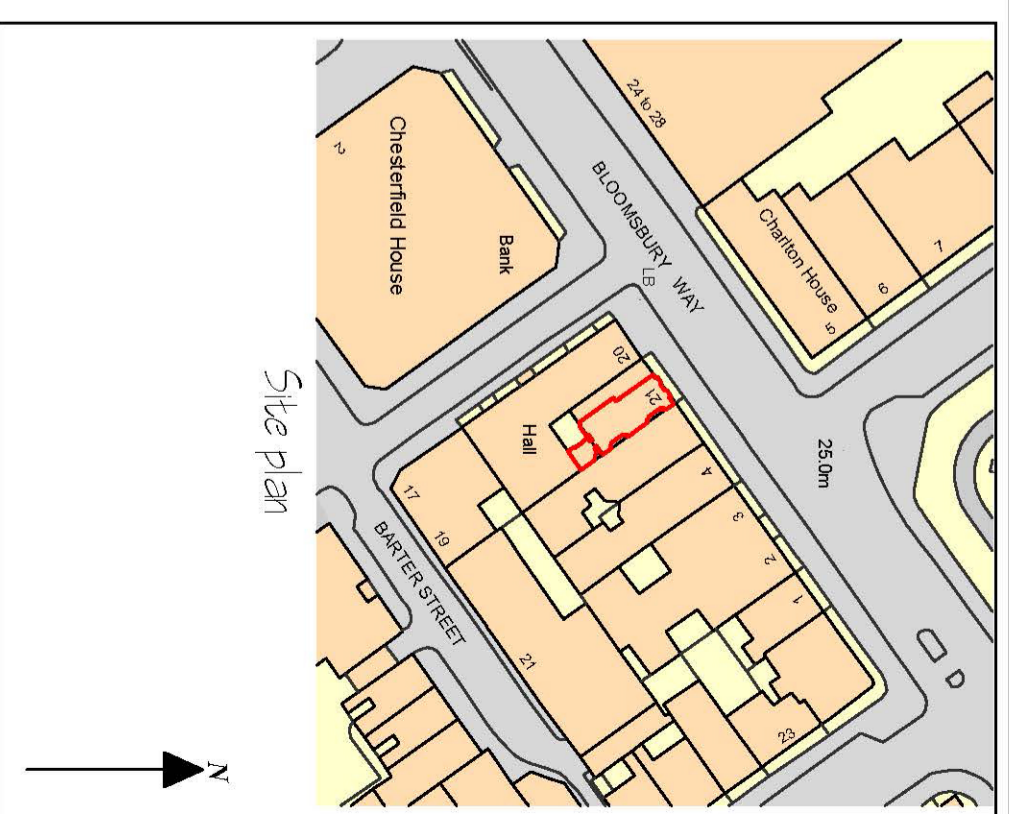
About this assessment

Employer	Principal Plans
Employer address	48b Kingsland High Street
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 September 2015
Date of certificate	18 September 2015



First floor

Ground floor



Site plan

20-21 Bloomsbury Way London WC1A 2TH	
First floor office with communal areas	
Scale: 1:100@A3	Date: 21/04/2016
TI-ENERGIA LTD 12 Oakwood Park Road, London N14 6QG Tel: 07751 726 727 email: tiouanmou@gmail.com	

