



SUBSTANTIAL INCENTIVES AVAILABLE

Brownlow Yard, 12 Roger Street, London, WC1N 2JU

HIGH QUALITY FITTED & FURNISHED SELF-CONTAINED OFFICE / SHOWROOM TO LET
 COST EFFECTIVE TURNKEY OPPORTUNITY

Summary

Tenure	To Let
Available Size	4,579 sq ft / 425.40 sq m
Rent	£49.50 per sq ft
Service Charge	£18.34 per sq ft
Rates Payable	£24.49 per sq ft
EPC Rating	B (29)

Key Points

- Substantial incentives available
- Best in class space
- Reception & concierge
- Communal landscaped courtyard
- 4,579 sq ft
- Turnkey fully fitted office floor
- Modern end of trip facilities (showers & bike racks)
- Self-contained

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Description

An exceptional, self-contained ground floor workspace accessed via a modern concierge reception. The space is fully fitted and furnished to the highest standard, featuring a stylish, creative fit out with thoughtfully designed breakout areas and collaborative space.

The property provides a high quality low cost turnkey solution for businesses seeking impressive, short, medium or long term accommodation.

Location

12 Roger Street is situated in a highly desirable location for office occupiers, particularly within the creative, tech, and professional sectors. Positioned just off Gray's Inn Road, the property benefits from excellent transport links, with Chancery Lane (Central Line) and Farringdon Station (Elizabeth Line, Thameslink, Circle, Hammersmith & City, and Metropolitan lines) both within walking distance. The area offers a wide range of cafés, restaurants, and amenities, making it an ideal base for modern businesses.

Accommodation

The accommodation comprises the following areas:

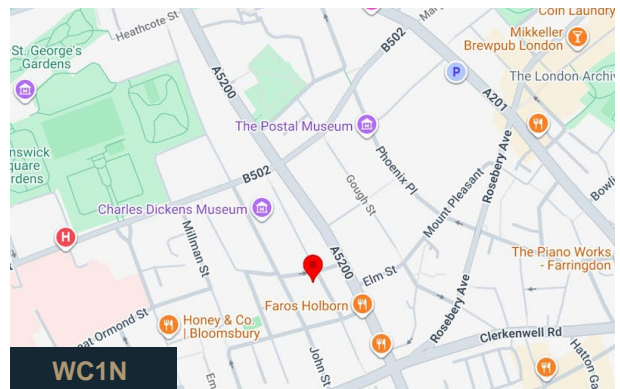
Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total year
Ground	4,579	425.40	£49.50	£24.49	£18.34	£92.33	£422,779.07

Terms

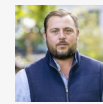
Assignment of the existing lease expiring 04 Dec 2027 - substantial reverse premium available subject to covenant

Sublease for a term expiring Nov 2027 - discounted rent and incentives available

New lease direct from the Landlord for a term by arrangement



Viewing & Further Information



Andrew Knights

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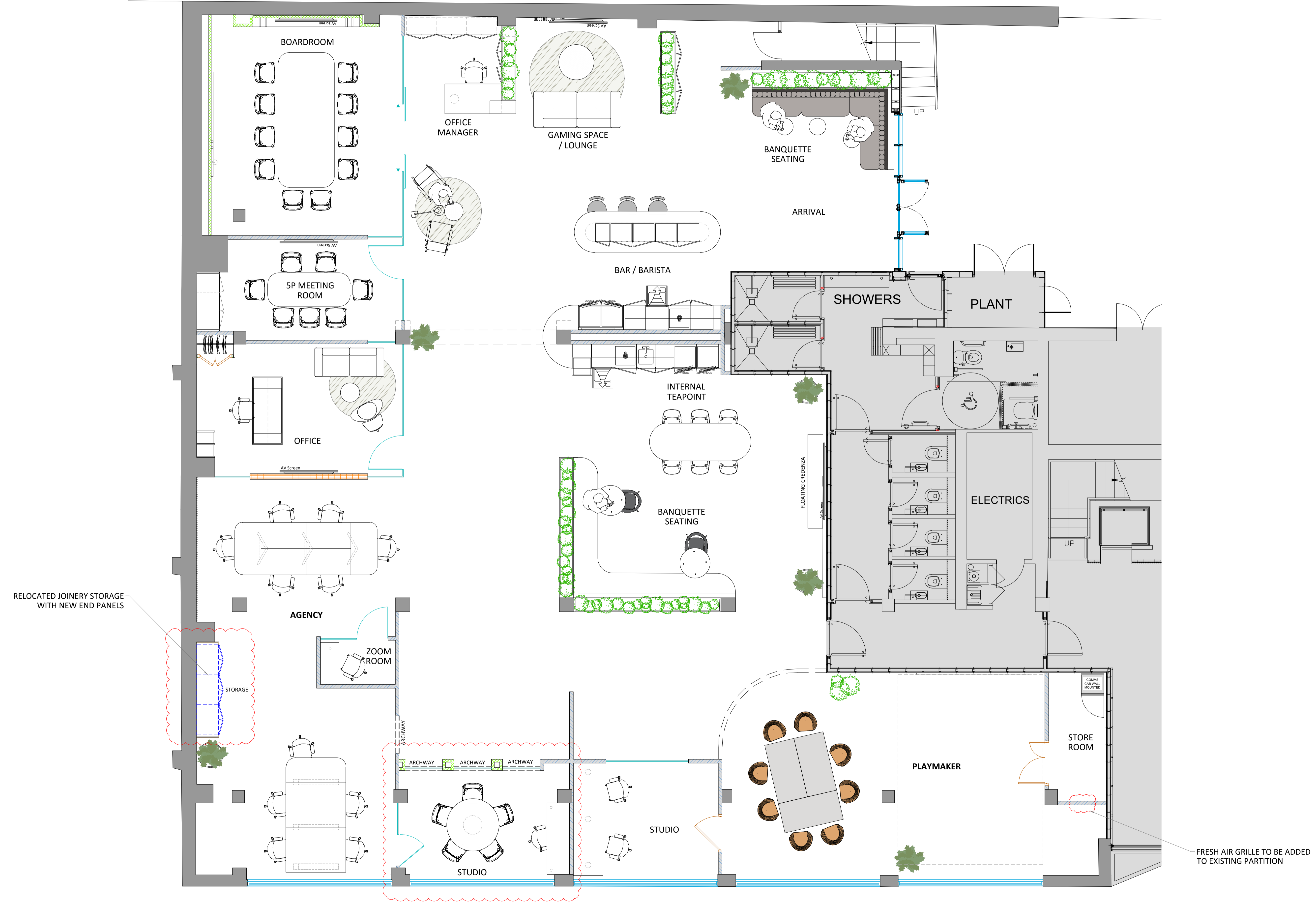
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ISSUED FOR INFORMATION

SIGNED ON BEHALF OF HOP Works Ltd.

SIGNED ON BEHALF OF CLIENT



RELOCATED JOINERY STORAGE WITH NEW END PANELS

FRESH AIR GRILLE TO BE ADDED TO EXISTING PARTITION

Rev	Description	By	Date

PRE-CONSTRUCTION

Pre Construction / Approval / Construction / As Built Drawing



hop Works Limited
101 Turnmill Street
Farringdon
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EC1M 5QP
hello@hop-works.co.uk
020 8051 4430

Project Name:
16 NINETY TWO PLAYMAKER

Project Address:

Brownlow Yard
12 Roger Street
Bloomsbury
WC1N

Project Title:
**GROUND FLOOR
General Arrangement Plan**

Drawing Produced by: AC
First Issue: 16/10/23
Scale: 1:50 @ A1

W1157 01 00 GA

Project No Building Floor Dwg Type Rev