



48-49 Russell Square, London, WC1B 4JP

Fully managed elegant period building offers bright workspaces with high ceilings, excellent natural light, and views over the square!

Key Points

- Grade A office accommodation within a stunning period building, with excellent floor-to-ceiling height and natural light
- Flexible lease terms available
- Communal garden providing outdoor breakout space
- Bookable meeting rooms and impressive boardroom
- All-inclusive pricing (rent, business rates, service charge, utilities & internet)
- Recently refurbished to a high standard
- Prime Bloomsbury location opposite Russell Square
- Manned reception and professional front-of-house services

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Summary

Available Size	156 to 2,346 sq ft
Rent	£17,500 - £120,000 per annum All inclusive rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Not applicable

Description

Grade A Office Suite – Flexible License Terms.

A majestic and characterful office building offering recently refurbished Grade A office accommodation available on flexible license terms.

The property benefits from a manned reception, fitted kitchenettes, and access to an impressive boardroom (available by separate arrangement) as well as a communal garden.

All-inclusive terms — rent, business rates, service charge, utilities, and internet are built into the quoted price, ensuring complete transparency and convenience for occupiers.

Location

The building is prominently situated directly opposite Russell Square, enjoying an exceptional position in the heart of Bloomsbury. The surrounding area offers a vast array of cafés, restaurants, bars, and boutique shops, as well as several prestigious hotels, providing an ideal setting for both business and leisure.

Excellent transport connectivity is provided by Russell Square Underground Station (Piccadilly Line), just a short walk away, with Holborn (Piccadilly and Central Lines) and Tottenham Court Road (Central, Northern and Elizabeth Lines – Crossrail) also within easy reach.

In addition, King's Cross St. Pancras International — one of London's key transport hubs, offering mainline and international rail services as well as access to the Piccadilly, Victoria, Northern, Metropolitan, Circle, and Hammersmith & City Lines — is less than a 15-minute walk from the property.

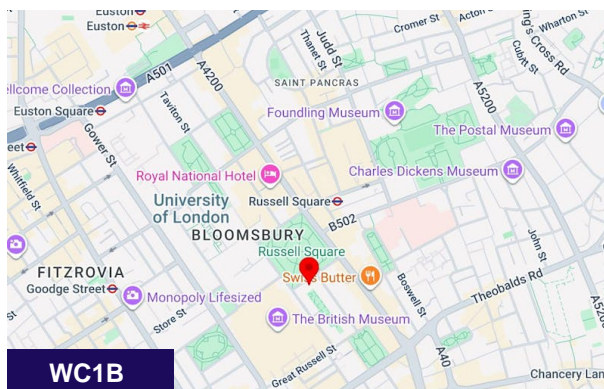
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Luxury Suite	436	40.51	£59,000 /annum all inclusive	Available
2nd - Rear	328	30.47	£33,000 /annum all inclusive	Available
2nd - front	156	14.49	£17,500 /annum all inclusive	Available
3rd - Premium office	1,098	102.01	£120,000 /annum all inclusive	Available
4th - 8 person office	328	30.47	£29,500 /annum all inclusive	Available
Total	2,346	217.95		

Terms

Available by way of a new lease direct from the Landlord, available on all inclusive rents.



Get in touch



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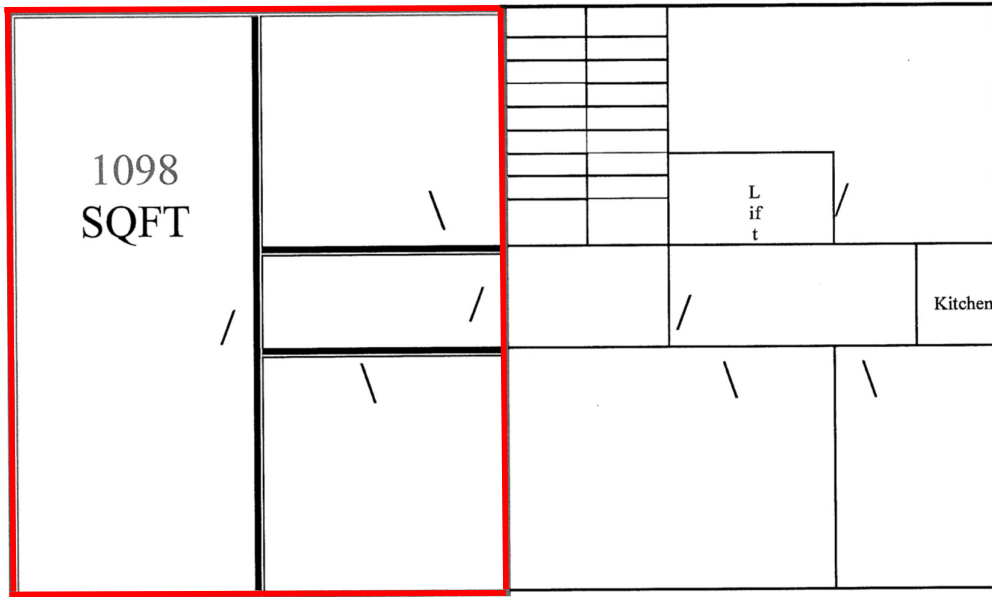
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APPENDIX A - THE DESIGNATED SPACE

3rd Floor, 48/49 Russell Square London WC1B 4JP



Second Floor

