

Workplace Co.

# **7-11 HERBRAND STREET**

BLOOMSBURY, LONDON, WC1N 1EX

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THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



# 7-11 HERBRAND STREET

First-floor office space of 14,843 sq ft available on a flexible short-term basis. Ideally located near Euston and King's Cross stations, with excellent access to overground and underground lines, the floor is bright, airy, and fully fitted, with space for up to 180 desks, 11 meeting rooms, and 3 phone booths. Additional features include break-out areas, a dedicated kitchen, air conditioning, and a passenger lift.

The building offers extensive amenities for tenants, including secure cycle storage, shower facilities, a ground-floor cafe/bar, and bookable conference space. Surrounded by idyllic garden squares, including Russell Square just three minutes' walk away, this is a vibrant and highly connected workspace for growing businesses.

Available by way of **new leases** directly from the landlord




Floor	SQFT	Rent	Rates	Service	£ Monthly	£ Annually
1st	14,843	£55	£26.03	TBC	£100,227	£1,202,728

Also available as a fully managed lease from £141,046 pcm managed by **WORKPLACE+**

## Key Features

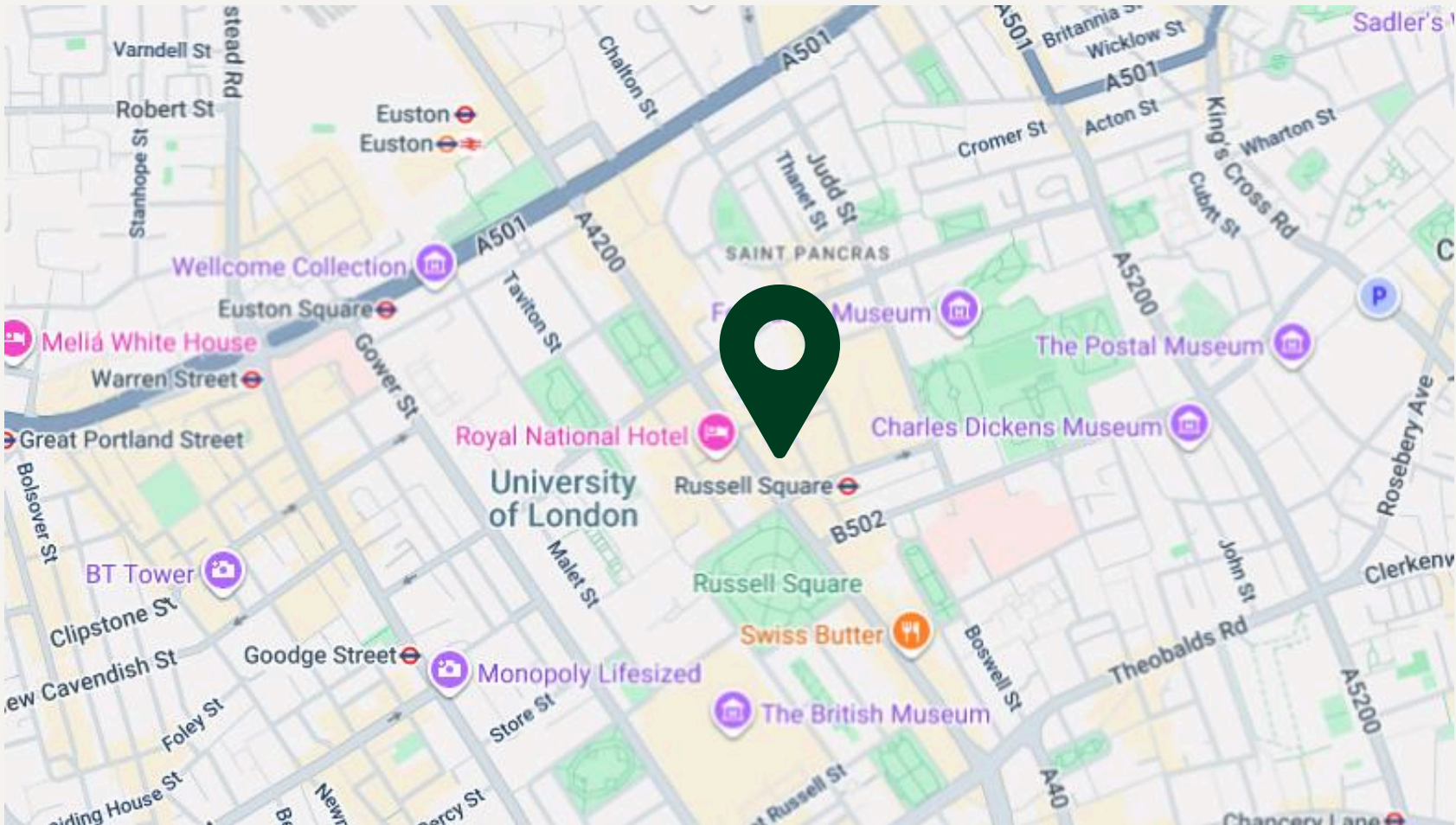
- Secure 24x7 Pass Access
- CCTV
- Manned Reception
- Visitor and Portage Services
- Showers and Bike Racks
- Access to Ground Floor Barista bar
- Cafe
- Conference Space
- Air Conditioning
- Meeting Rooms

## Nearby Stations

-  Russell Square (2 min walk)
-  Holborn (13 mins walk)
-  Euston (14 mins walk)

# 7-11 HERBRAND STREET

7-11 Herbrand Street is ideally positioned in the heart of Bloomsbury, just a short walk from both Euston and King's Cross St Pancras, offering unrivalled connectivity across London and beyond via extensive underground, national rail, and international services. The area benefits from an abundance of local amenities, including restaurants, cafes, and cultural institutions, making it a sought-after destination for businesses seeking convenience, character, and connectivity.



# GALLERY



Workplace Co.

# VIEWINGS

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