

RUSSELL SQUARE HOUSE

10-12 RUSSELL SQUARE, LONDON WC1

SUBSTANTIAL REFURBISHMENT TO PROVIDE
FULLY FITTED AND FURNISHED AIR CONDITIONED
OFFICES WITH STUNNING VIEWS OVERLOOKING
THE GARDENS OF RUSSELL SQUARE

7,700 SQ FT (715 SQ M)



The third floor offers a fitted and furnished option, providing both cellular and open plan offices. Being a corner building the third floor offices have excellent

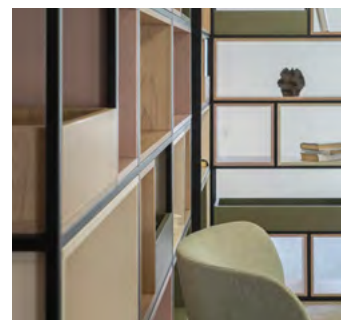
natural daylight as well as stunning views over the gardens of Russell Square. The offices extending to approximately: **7,700 sq ft (715 sq m)**.



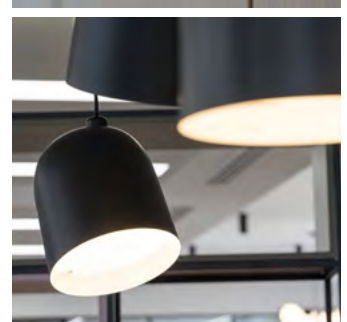


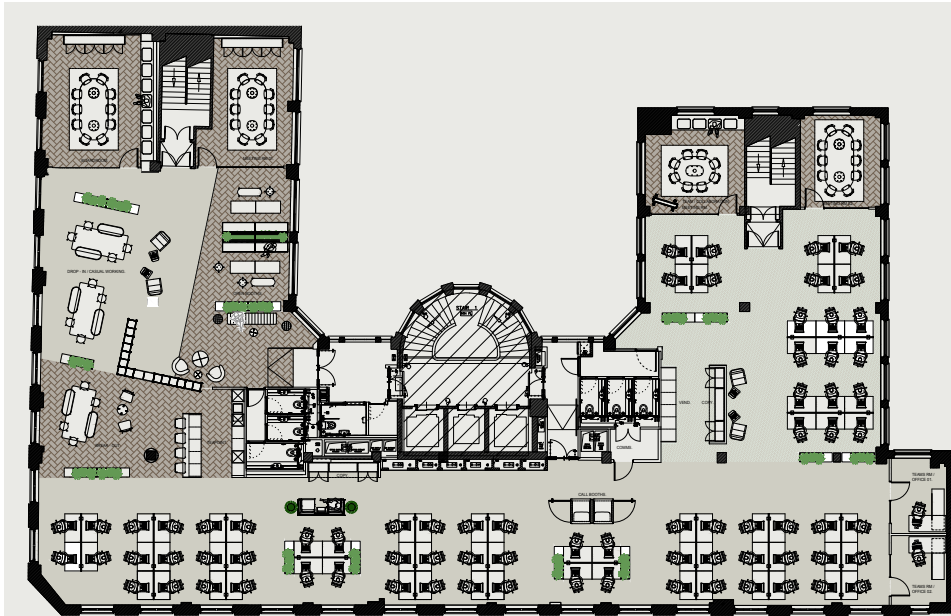
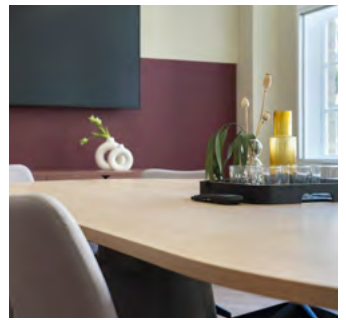
Internally Russell Square House has been the subject of a substantial refurbishment and is approached via an impressive ground floor entrance which incorporates contemporary finishes and art deco design.





- ◆ Air Conditioning
- ◆ 74 open plan workstations
- ◆ Four meeting rooms
- ◆ Teams rooms/offices
- ◆ Two phone booths
- ◆ Fully fitted kitchen/break out area
- ◆ Part 'exposed' feature ceiling
- ◆ Demised WCs
- ◆ Stunning views over Russell Square
- ◆ Impressive manned ground floor entrance
- ◆ 24 hour access
- ◆ 3 passenger lift
- ◆ Cycle storage
- ◆ Shower facilities





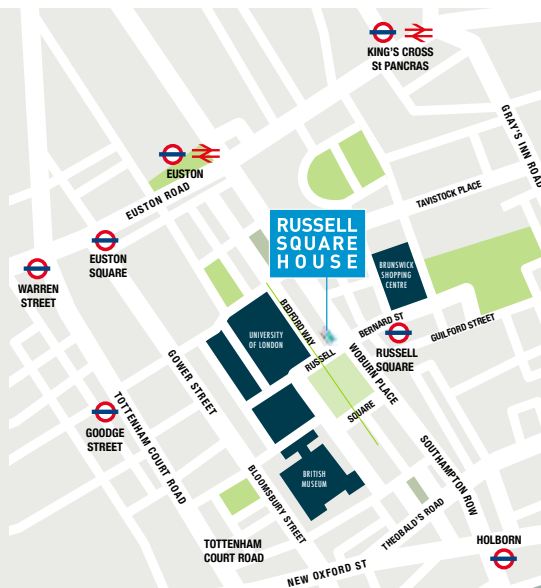
INDICATIVE
THIRD FLOOR PLAN





Russell Square House occupies a prominent position on the north side of Russell Square at the junction with Woburn Place. The area is well served for transport and the Brunswick Shopping Centre is within a two minute walk.

Russell Square Station is a minute walk away, with excellent network connections to the West End, City and beyond.



WALKING

1 minute



STATIONS

Russell Square

Piccadilly Line



9 minutes



Holborn

Piccadilly and Central Lines



13 minutes



Kings Cross St Pancras

Circle, Hammersmith and City, Metropolitan, Northern, Piccadilly, Victoria, National Rail and Eurostar Terminal



12 minutes



Euston

Northern, Victoria, London Overground and National Rail



10 minutes



Tottenham Court Road

Northern, Central and Elizabeth Lines



TERMS: Full rent and lease terms on request.

EPC: C 58.

VIEWING: By appointment through landlord's sole agents



Richard Spencer

richard.spencer@eddisons.com

+44 (0)7778 521230

Omar Saad

omar.saad@eddisons.com

+44 (0)7483 111764

Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (July 2026)