

Compton

Bloomsbury

Emerald Street Estate
Emerald Street
WC1N 3QA

Refurbished self-contained offices
both fitted and open plan for rent
on flexible lease terms from 12
months in the heart of Bloomsbury.

For Rent

870 to 4,595 ft²

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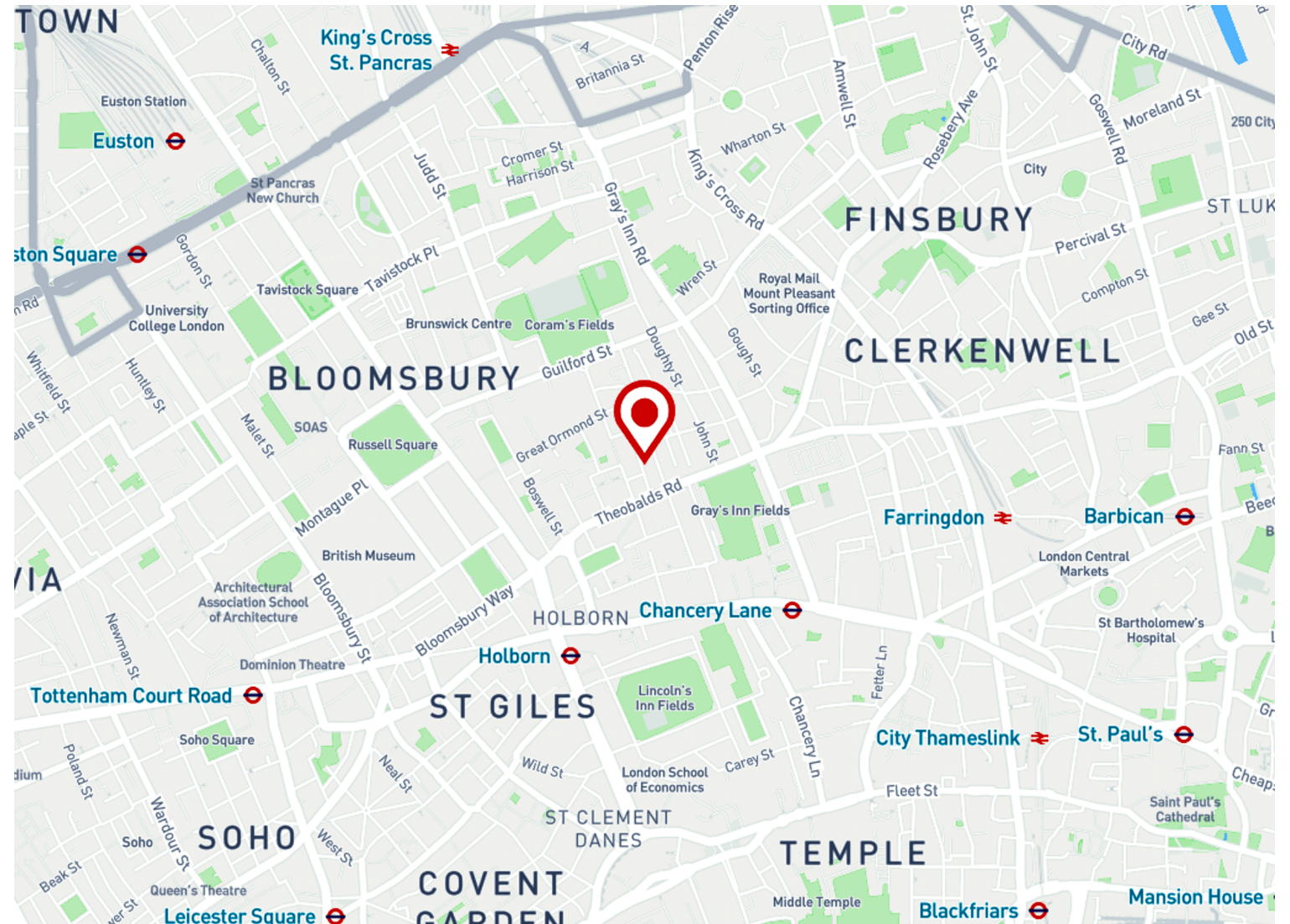
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Location

The immediate surrounds make this location highly sought after with Red Lion Square and Lambs Conduit Street, both offering a large selection of bars, restaurants & retail within close proximity to the estate.

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1012 EMERALD STREET WC1 4.jpg

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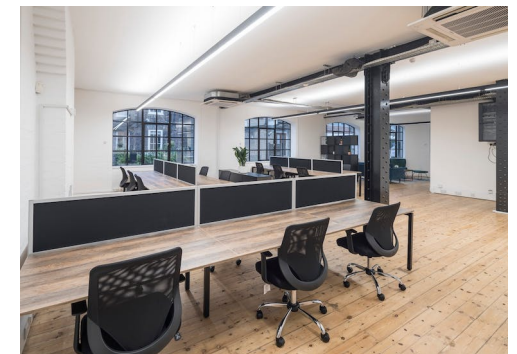
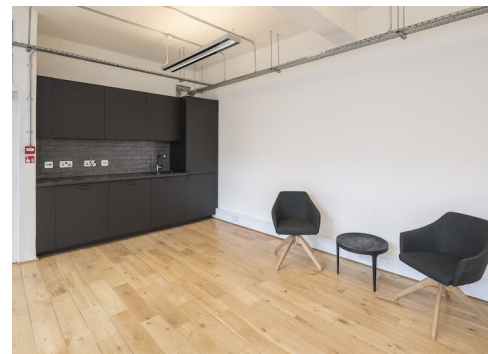
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Amenities

- Newly refurbished former warehouse offices available for rent
- Offices can be delivered open plan or fully fitted
- Flexible lease terms from 12 months upwards
- Original wooden flooring throughout with exposed brickwork feature walls
- Fantastic natural daylight
- Air conditioning
- Perimeter trunking
- On-site Porter
- Self-contained WCs
- Dedicated fibre line

Description

The Emerald Street Estate, situated in the heart of Bloomsbury, comprises of 7 charming warehouse conversions. Formerly used by the Victorian industrial industry, the estate has now been converted to studio & office accommodation and houses over 18 different companies, mainly in the creative sectors.

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Content

[View on Website](#)



Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Camden

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
3rd - Building 11-15	1,941	£55 per sq ft Guiding	£20 /sq ft	£8 /sq ft	£13,425.25	£161,103	Available
2nd - Building 17-21 (North)	1,005	£49 per sq ft Guiding	£20 /sq ft	£7.50 /sq ft	£6,406.88	£76,882.50	Available
Lower Ground - Building 17-21	2,720	£37.50 per sq ft	£7.06 /sq ft	£3.40 /sq ft	£10,870.93	£130,451.20	Available
Ground - Building 6-8	870	£47 per sq ft Guiding	£19 /sq ft	£6.50 /sq ft	£5,256.25	£63,075	Available

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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