

# RUSSELL SQUARE HOUSE

**10-12 RUSSELL SQUARE, LONDON WC1**



UNDERGOING SUBSTANTIAL REFURBISHMENT  
TO PROVIDE FULLY FITTED & 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).**



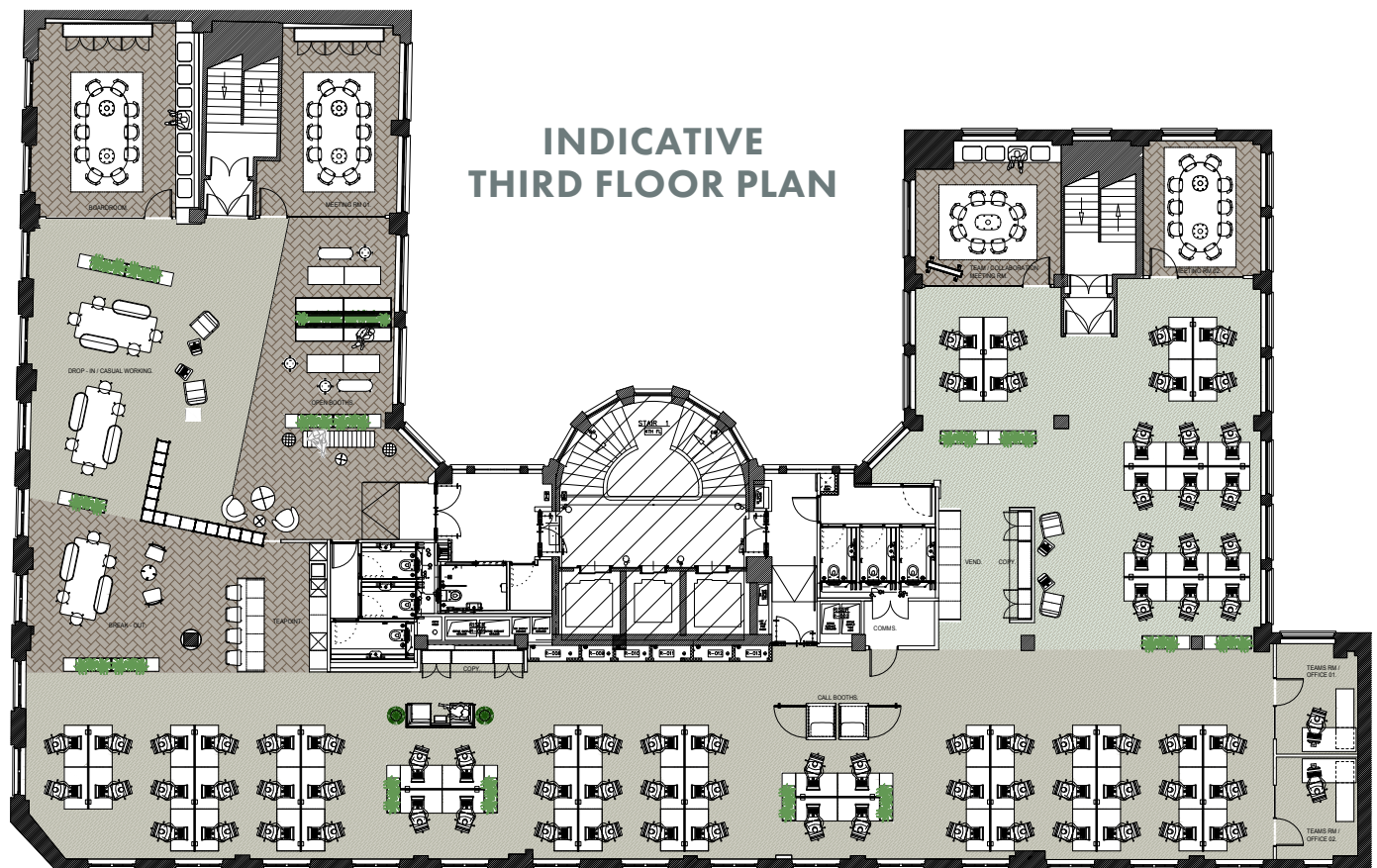
CGI images subject to completion of the refurbishment

## CONTEMPORARY OFFICES WITH STRIKING FEATURES

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

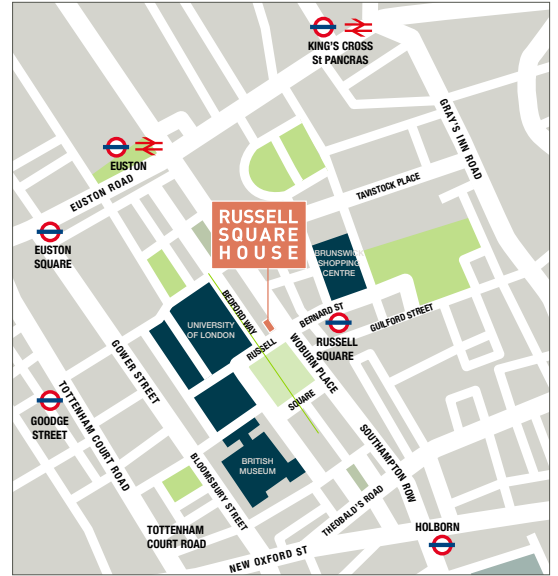


## SUPERB LOCATION



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**

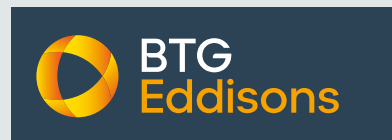


Northern, Central and Elizabeth Lines

**TERMS:** Full rent and lease terms on request.

**EPC:** C 58.

**VIEWING:** By appointment through landlord's sole agents



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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. (June (2) 2026)