



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	154 to 1,098 sq ft
Rent	£14,500 - £95,000 per annum All inclusive rent
Rates Payable	N/A
Service Charge	N/A
Estate Charge	N/A
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) and 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 occupies a prime position opposite Russell Square in the heart of Bloomsbury, surrounded by an excellent selection of cafés, restaurants, bars, shops, and hotels.

Transport links are exceptional, with Russell Square Underground Station (Piccadilly Line) just a short walk away, while Holborn and Tottenham Court Road stations provide access to the Central, Northern, and Elizabeth Lines. King's Cross St Pancras International, one of London's major transport hubs, is also within a 15-minute walk, offering extensive Underground, national rail, and international rail connections.

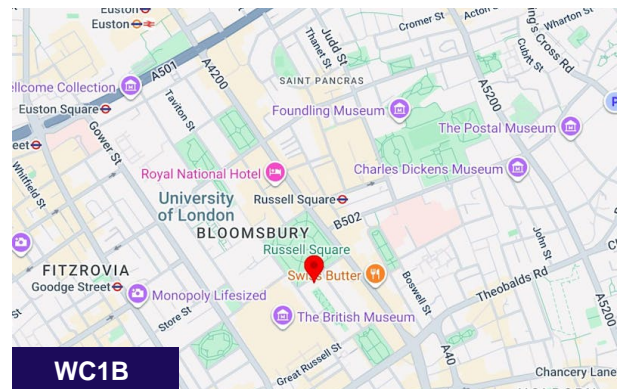
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Rear	320	29.73	£33,600 /annum all inclusive	Available
2nd - Rear	328	30.47	£31,500 /annum all inclusive	Available
2nd - front	156	14.49	£15,500 /annum all inclusive	Let
3rd - Premium Office (Suites A,B & C)	1,098	102.01	£95,000 /annum all inclusive	Available
3rd - Suite A	746	69.31	£70,250 /annum all inclusive	Available
3rd - Suite B	198	18.39	£18,650 /annum all inclusive	Available
3rd - Suite C	154	14.31	£14,500 /annum all inclusive	Available
4th - 8 person office	328	30.47	£27,500 /annum all inclusive	Available
Total	3,328	309.18		

Terms

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



Get in touch



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