

Farebrother

21-27 Lamb's Conduit Street,  
London, WC1N 3NL

**OFFICES TO RENT**  
**2,614 - 4,828 SQ FT**

farebrother.com  
020 7405 4545



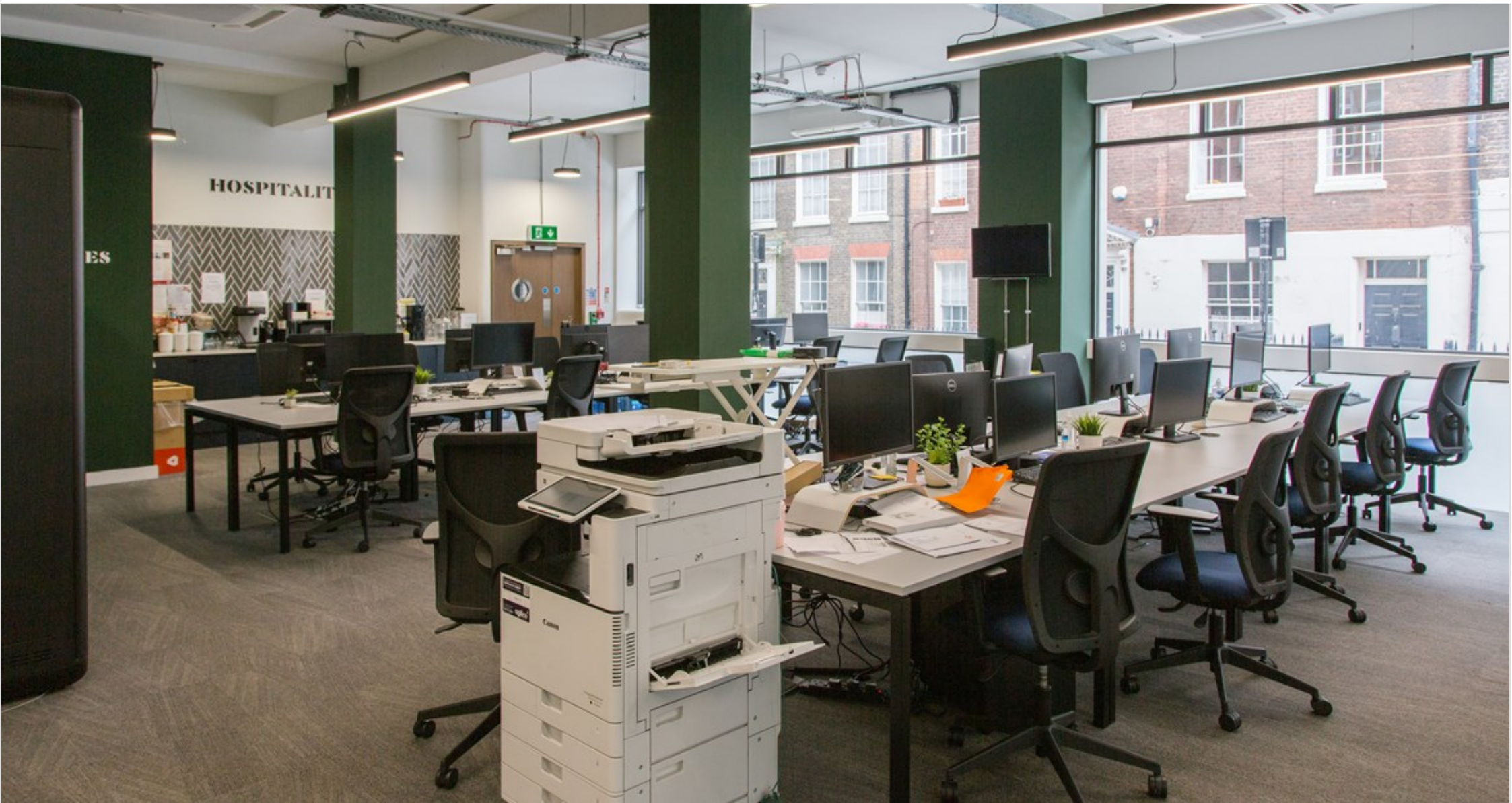
## DESCRIPTION

### Refurbished Media Style Office Space

Farebrother are delighted to be marketing the Ground and Lower Ground floors, comprising a total of 5,692 sq ft. Both units are fully fitted and provide high quality working space perfect for a wide array of occupiers.

The property is located at the junction of Lamb's Conduit Street and Dombey Street in the heart of this exciting and vibrant area. Holborn, Chancery Lane and Russell Square Underground stations (Piccadilly and Central lines) are all very close by.





## ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
Ground	1,750	Available	15 - 26
Lower Ground	3,078	Available	27 - 47
Total	4,828		

## AMENITIES

Comprehensive reception refurbishment

Raised floor

24 hour access

Demised male and female toilets

Capped off services

VRV comfort cooling

New LED lighting

8 person passenger lift

Commissionaire



## FURTHER INFORMATION

### Rent

£35.00-57.50 per sq ft

### Service Charge

£17.00 per sq ft

### Rates

£19.21 per sq ft

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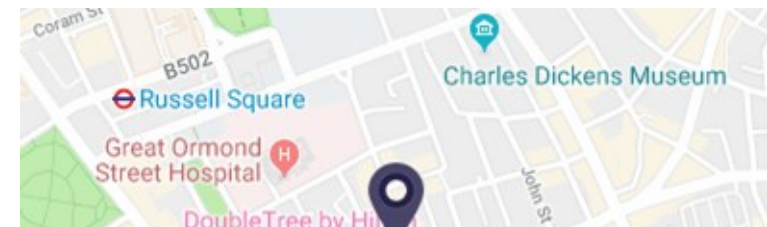
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## LOCATION

Nestled in the heart of London, this property offers an unparalleled lifestyle enriched by its vibrant local amenities. Just a stone's throw away, you'll find the exquisite Ciao Bella, an Italian restaurant renowned for its authentic cuisine and warm, inviting atmosphere. For those seeking a taste of modern British fare, The Blue Door Bistro offers an elegant dining experience that promises to delight even the most discerning palates.

Culture enthusiasts will revel in the proximity to the Charles Dickens Museum, a treasure trove of literary history housed in the author's former home. This cultural gem offers a fascinating glimpse into the life and works of one of Britain's most beloved writers. For fitness aficionados, the nearby Nuffield Health Bloomsbury Fitness & Wellbeing Gym provides state-of-the-art facilities and a range of classes to suit all levels, ensuring you can maintain your health and wellness goals with ease.

Shopping enthusiasts will appreciate the close proximity to The Brunswick Centre, a vibrant shopping destination offering a diverse array of high-street brands and boutique stores. After a day of retail therapy, unwind in the serene Russell Square, a beautifully landscaped green space perfect for a leisurely stroll or a peaceful moment of reflection. This property truly offers a lifestyle of convenience and culture, right at your doorstep.



**Farebrother**