



10 BLOOMSBURY WAY

WC1



10 BLOOMSBURY WAY

DESIGNED TO DELIVER

Set within this unique corner building, 10 Bloomsbury Way offers up to 53,977 sq ft of fully fitted and furnished contemporary office space across 3 floors. With expansive layouts featuring desks, meeting rooms, focus booths, kitchens, and breakout areas, the versatile workspace is designed for collaboration, creativity, and focus.



Exterior viewed from New Oxford Street



10 BLOOMSBURY WAY



Breakout area with views over Bloomsbury Way



Breakout areas



3rd floor lift lobby

AVAILABILITY

FLOOR	SQ FT	SQ M
3RD	18,302	1,700.3
2ND	18,319	1,701.9
1ST	17,356	1,612.4
TOTAL	53,977	5,014.6



10 BLOOMSBURY WAY

HIGHLIGHTS



Impressive arrival experience



Fully fitted and furnished



Phone and focus booths



Kitchen and breakout spaces on each floor



Reading room and library



Excellent end-of-trip facilities



Bike storage



Prime central location



On-site cafe located on the Ground floor



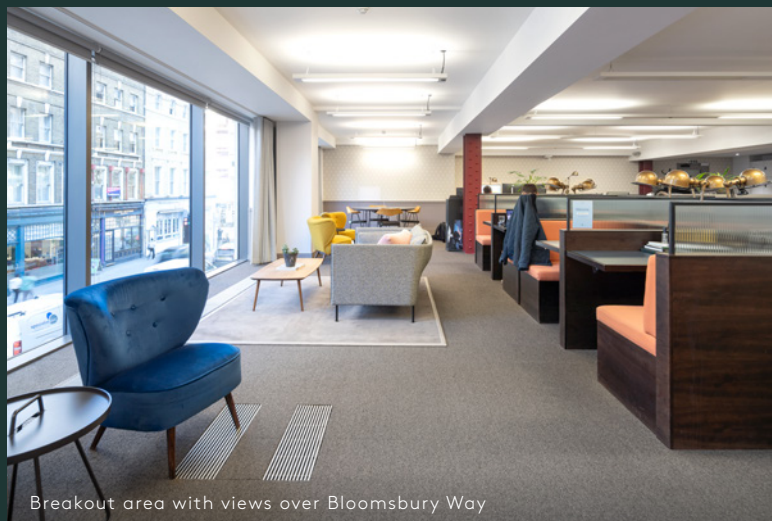
Open plan workstations



Cycle storage



10 BLOOMSBURY WAY



Breakout area with views over Bloomsbury Way



14-person boardroom



Kitchen



Breakout area with views over Bloomsbury Way



10 BLOOMSBURY WAY

TYPICAL FLOOR - CAT A

18,302 SQ FT | 1,700.3 SQ M

Office



NORTH



10 BLOOMSBURY WAY

TYPICAL FLOOR - INDICATIVE LAYOUT

18,302 SQ FT | 1,700.3 SQ M

SPACE OCCUPANCY

Workstations	191
Meeting Rooms	8
Breakout Areas	6
Kitchens	1
Wellness Room	1

- Arrival & Reception
- Meeting Rooms
- Private Offices
- Wellness
- Communal & Lounge



NEW OXFORD STREET





10 BLOOMSBURY WAY



LIVELY BLOOMSBURY



10 Bloomsbury Way is situated just east of the West End, within easy reach of Fitzrovia and less than five minutes' walk to both Holborn and Tottenham Court Road stations, offering excellent connectivity via the Underground and Elizabeth Line. It is surrounded by exceptional amenities, including the vibrant Seven Dials Market, Fitzrovia and Soho area. Beautiful pocket parks and Lincoln's Inn Fields are also within walking distance.



10 BLOOMSBURY WAY

RUSSELL SQUARE

10 MINS

BLOOMSBURY SQUARE GARDENS

The British Museum

The Bountiful Cow

Cittie of Yorke

L'oscar

Gymbox

The Coral Room

Holborn Dining Room

TOTTENHAM COURT ROAD

5 MINS

Sir John Soane's Museum

The Hoxton

HOLBORN

5 MINS

1 Rebel

Arcade Food Hall

Drury 188-189

Honest Burger

LINCOLN INN'S FIELDS

ELYSIUM

LOCKES

Outernet

Flat Iron

The Black Penny

SONTAG

SOHO SQUARE

Homeslice

Caravan

Sarastro

ROKA

Grasso

Milk Beach

The Seafood Bar

Seven Dials Market

Barrafina

Sarastro

Ronnie Scott's

Seven Dials

COVENT GARDEN

8 MINS

Amano Rooftop Bar

Sarastro

The Devereux

The Ivy

Lahpet

Sushisamba

Balthazar

King's Sport & Wellness

Oriole

Dishoom

The Ivy

Toklas

Opium

Clos Maggiore

The Ivy

Somerset House

Busaba

Store Street Espresso

BEDFORD SQUARE GARDENS

Kikuchi

Circolo Popolare

Milk Beach

The Seafood Bar

Ronnie Scott's

Opium



WARDOUR ST

DEAN ST

OLD COMPTON ST

CHARING CROSS RD

SHAFTESBURY AVE

GARRICK ST

BLOOMSBURY WAY

HIGH HOLBORN

PARKER ST

DRURY ST

KINGSWAY

STRAND

THEOBALDS RD

MONTAGUE ST

STORE ST

TOTTENHAM COURT RD

HIGH HOLBORN

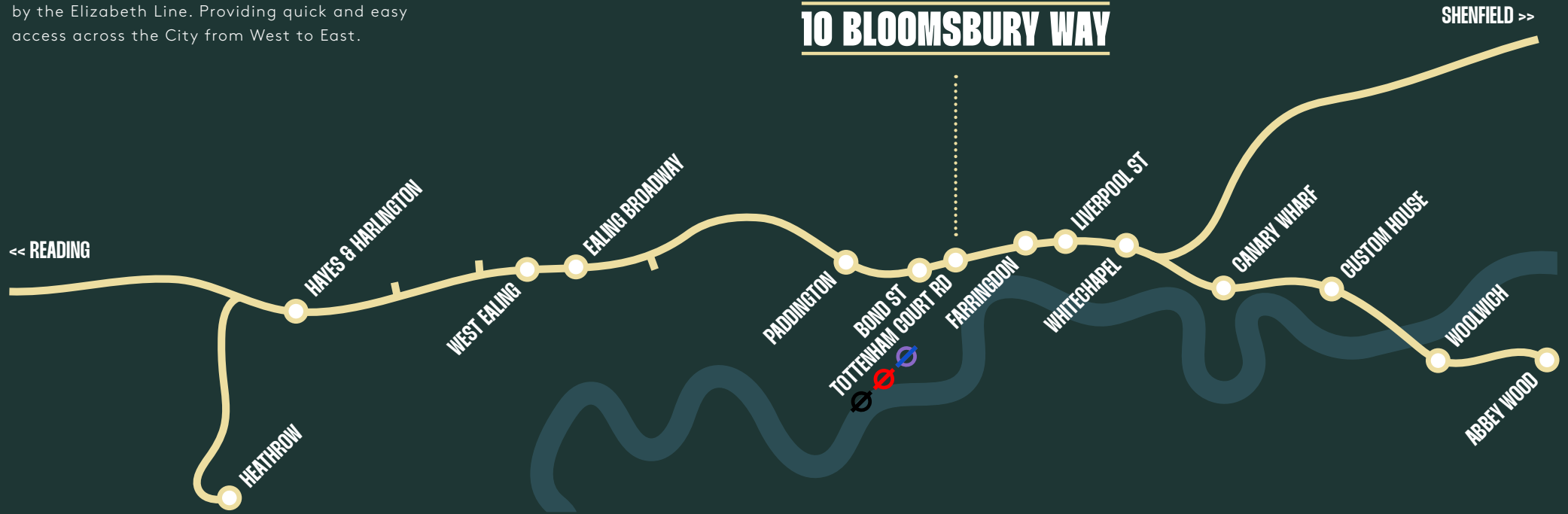


10 BLOOMSBURY WAY

ELIZABETH LINE

10 Bloomsbury Way is a 5 minute walk from Tottenham Court Road Station which is served by the Elizabeth Line. Providing quick and easy access across the City from West to East.

ELIZABETH LINE ROUTE MAP



HEATHROW

29 mins



EALING BROADWAY

14 mins



PADDINGTON STATION

9 mins



LIVERPOOL STREET

9 mins



CANARY WHARF

14 mins

All Elizabeth Line times calculated from Tottenham Court Road station



10 BLOOMSBURY WAY

BIOMARIN®

McKinsey
& Company

twitch

IN GOOD COMPANY

Just some of the big brands located near to 10 Bloomsbury Way

GSK

COS

BCG BOSTON
CONSULTING
GROUP

G RESEARCH



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KONTOR

LUKE PARKINSON

luke.parkinson@kontor.com

07464 715 644

ANDREW GIBSON

andrew@kontor.com

07866 602 381

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