

Compton

For Rent
**4 Roger Street
Bloomsbury WC1**



A newly refurbished and fully fitted
ground floor office in the heart of
Bloomsbury.

For Rent

4 Roger Street
Bloomsbury WC1N

Size

3,205 Ft²

Rent

£42.50 per sq ft

Fitout

Fitted

Description

4 Roger Street offers a newly refurbished 3,205 sq ft of high-quality, fully fitted office accommodation on the ground floor.

The space is fully furnished with 30 desks, two 8-person meeting rooms, breakout zones, and soft seating areas.

The building also benefits from recently upgraded communal areas, along with communal bike storage, shower facilities, and car parking (available via separate arrangement).

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Meeting Room

Size

3,205 Ft²

Rent

£42.50 per sq ft

Fitout

Fitted



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Bloomsbury WC1N

Office Space



For Rent

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Office Space



Meeting Room



For Rent

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Location

Situated in the vibrant heart of Bloomsbury, 4 Roger Street enjoys excellent connectivity and a wealth of local amenities. The property is within walking distance of Holborn, Russell Square, Chancery Lane, and Farringdon stations, offering easy access to the Central, Piccadilly, and Elizabeth lines as well as National Rail services. The area is home to an array of cafes, restaurants, and bars, with Lamb's Conduit Street and The Brunswick Centre nearby, providing ample options for dining, retail, and leisure. This central location makes it an ideal base for businesses seeking both convenience and character.

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Office Space

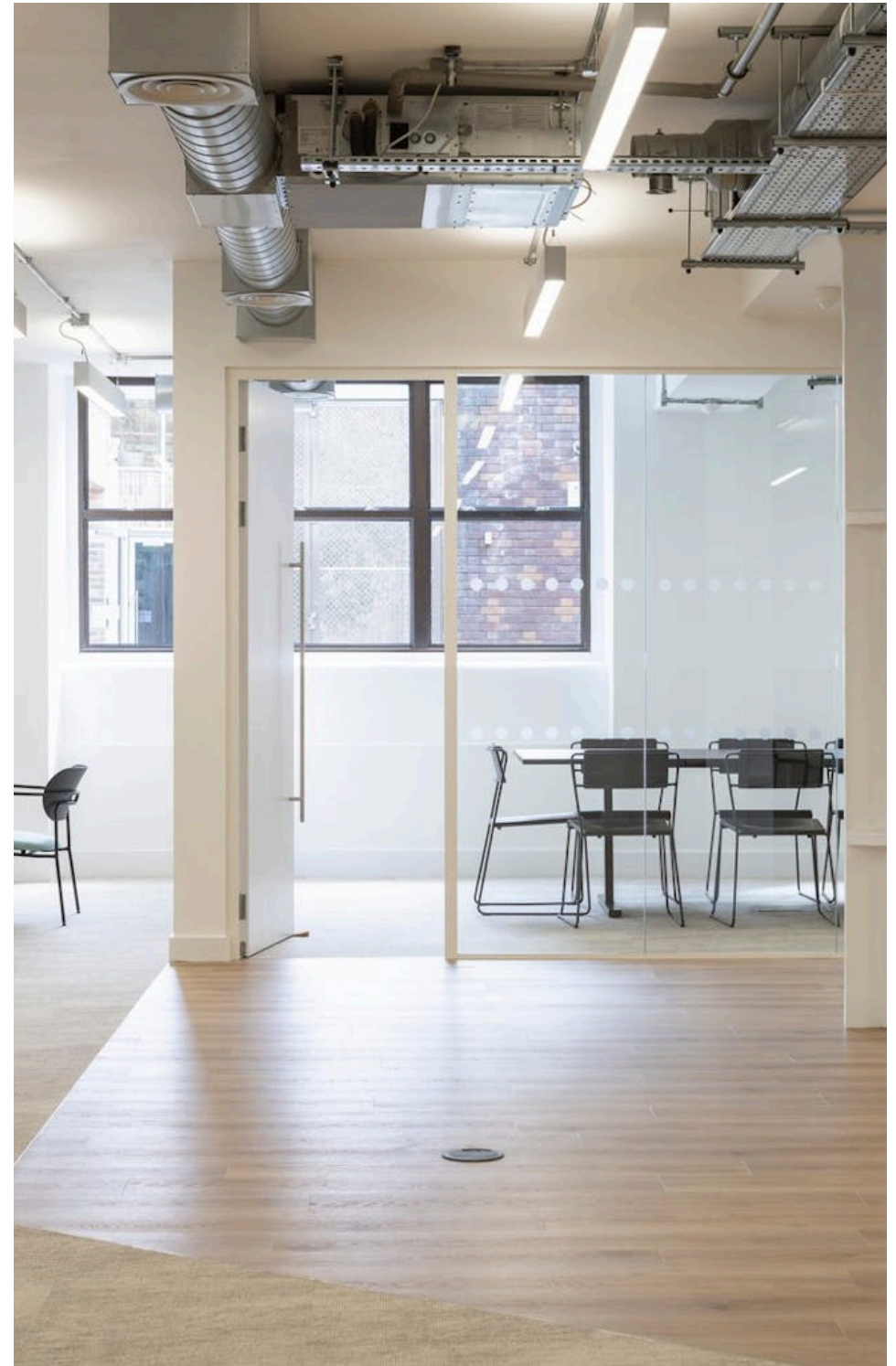


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Amenities

- Newly refurbished throughout
- Fully fitted & furnished - 30 desks, x2 8 person meeting rooms, demised kitchenette, breakout and soft seating areas
- Communal bike storage and shower facilities
- x1 car parking space available by separate arrangement
- Air conditioning

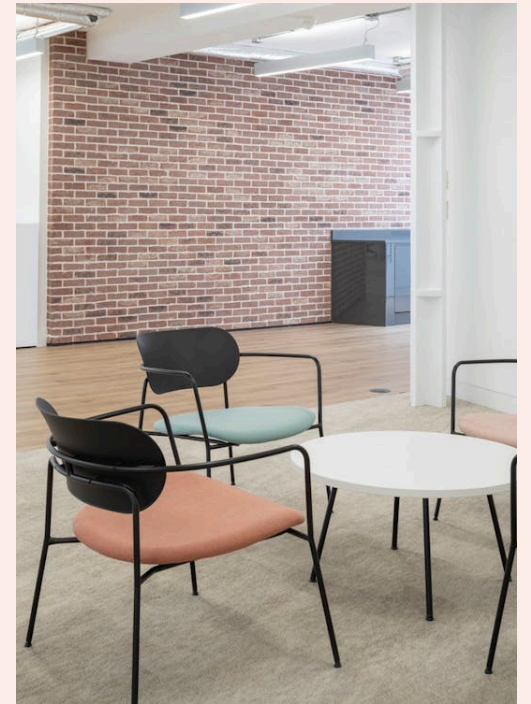
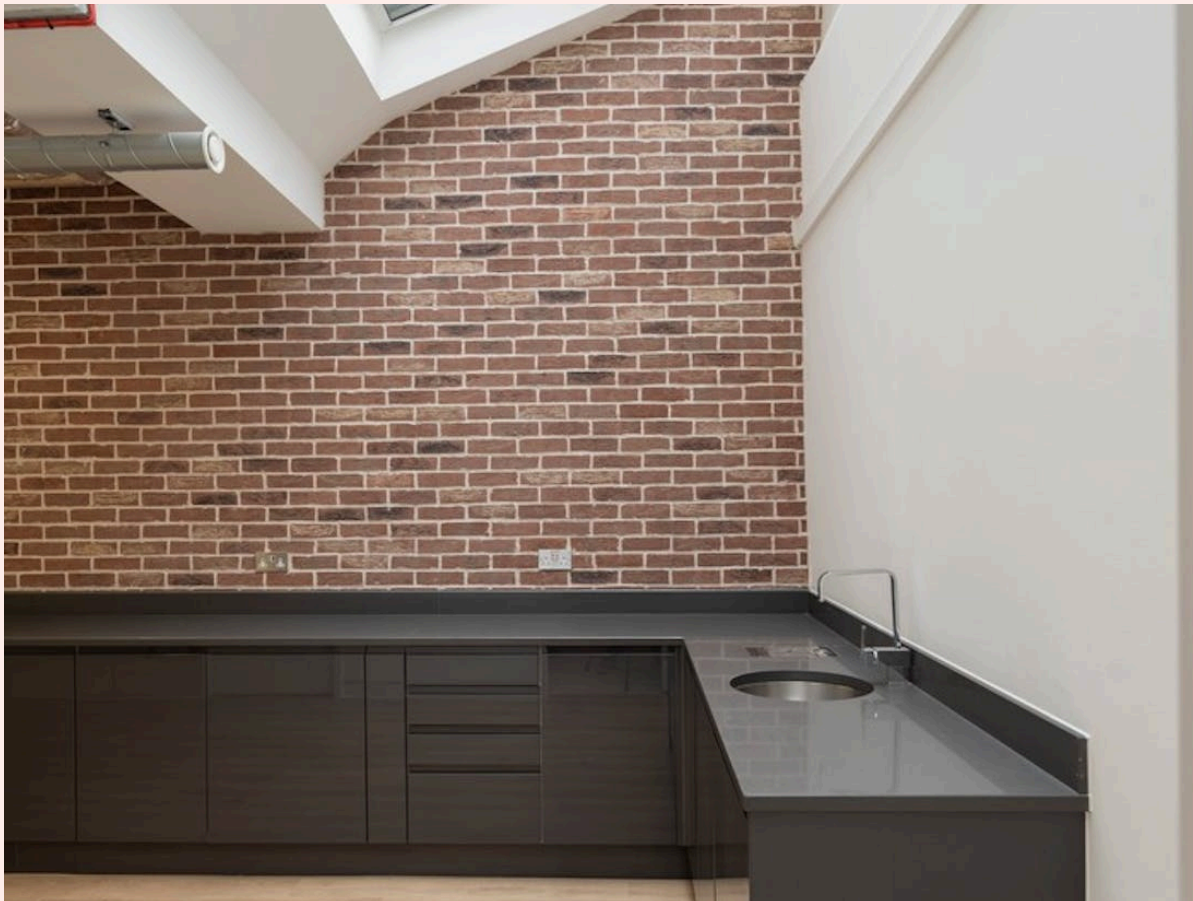


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Office Space



Kitchenette

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
Ground	3,205	£42.50	£19.98	£8.79	£19,034.26	£228,411.07	Available

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Business Rates

Interested parties are advised to make their own enquires directly with the Local Authorities.

Tenure

New Lease

Availability

Available Immediately

Legal Costs

Each party to bear their own costs

VAT

The building is elected for VAT

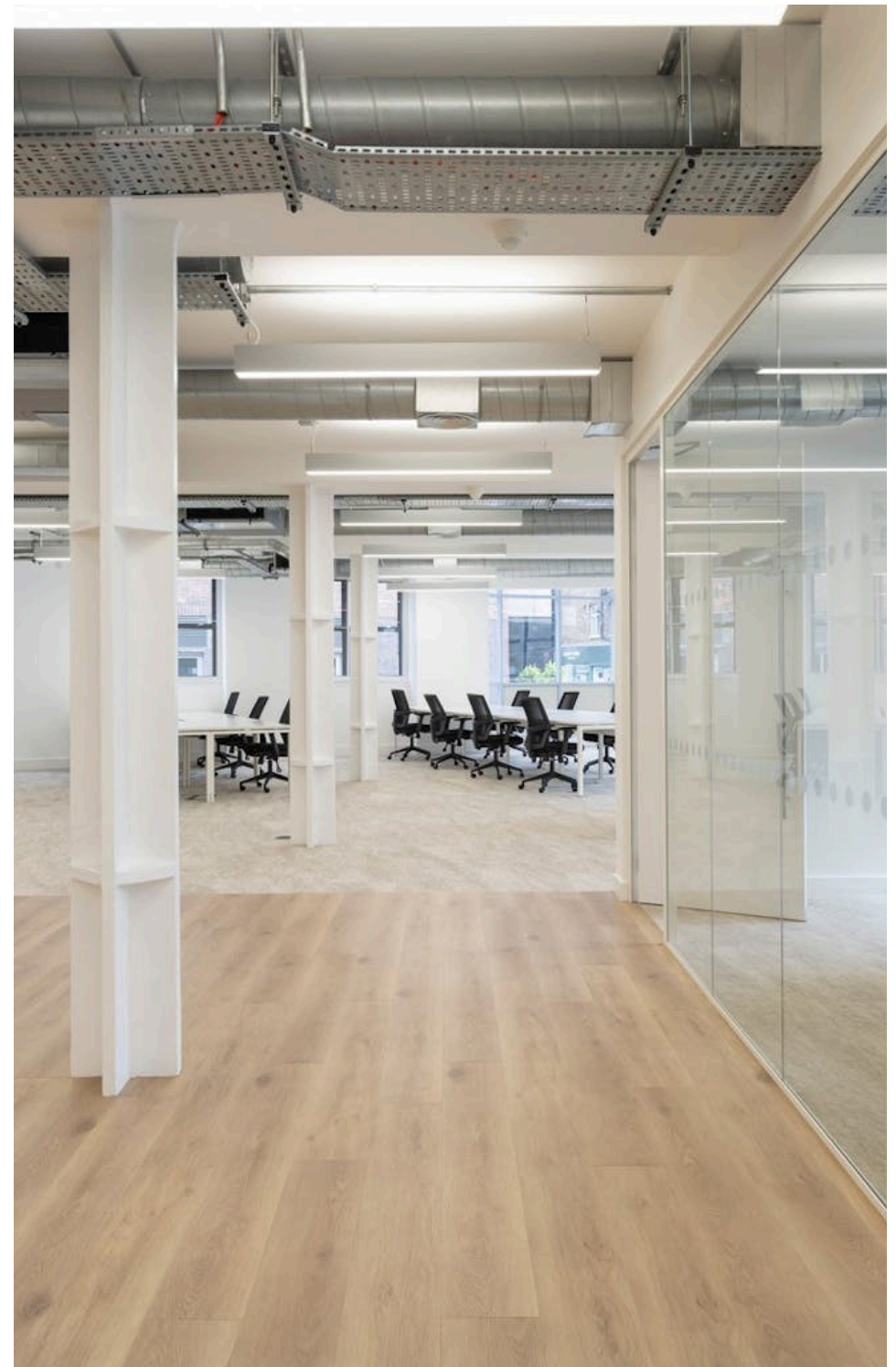
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Contact Us

compton.london

020 7101 2020

enquiries@compton.london

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



Jake Kinsler

jk@compton.london

0207 101 2020 | 07928049777



Samantha-Jo Roberts

sr@compton.london

0207 101 2020 | 07704343032



Elliott Stern

es@compton.london

0207 101 2020 | 07834 918700