

Two floors of fully fitted office space to let



10 Bloomsbury Way, WC1



Connecting People & Property Perfectly.

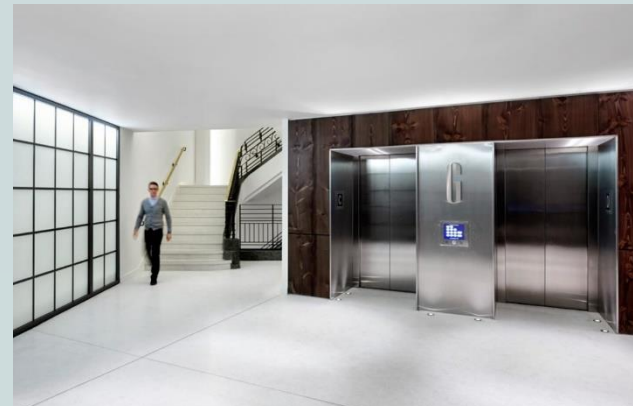
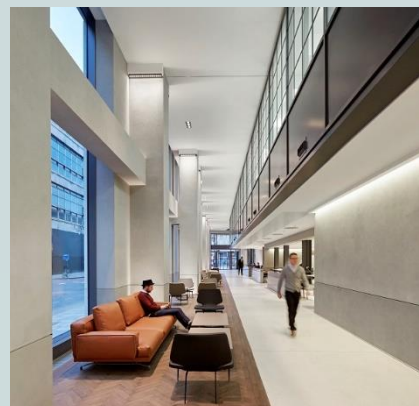
Overview

8th Floor – 6,205 Sq Ft

7th Floor - 8,624 Sq Ft

Specification

- Striking double height entrance hall
- 4 passenger lifts (21 persons)
- Separate goods and fire fighting lifts
- Dual access to office floors from core
- Separate delivery and goods entrance from Bury Place
- 126 bike spaces
- Changing facilities including 11 showers
- 3 WCs on ground floor
- Downflow air displacement under floor ventilation and cooling air-conditioning system
- Plastered and painted ceiling soffits
- Exposed steel columns
- Fully fitted and furnished
- Accessible raised flooring
- EPC – C / BREEAM Excellent



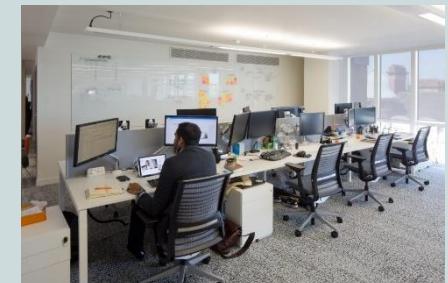
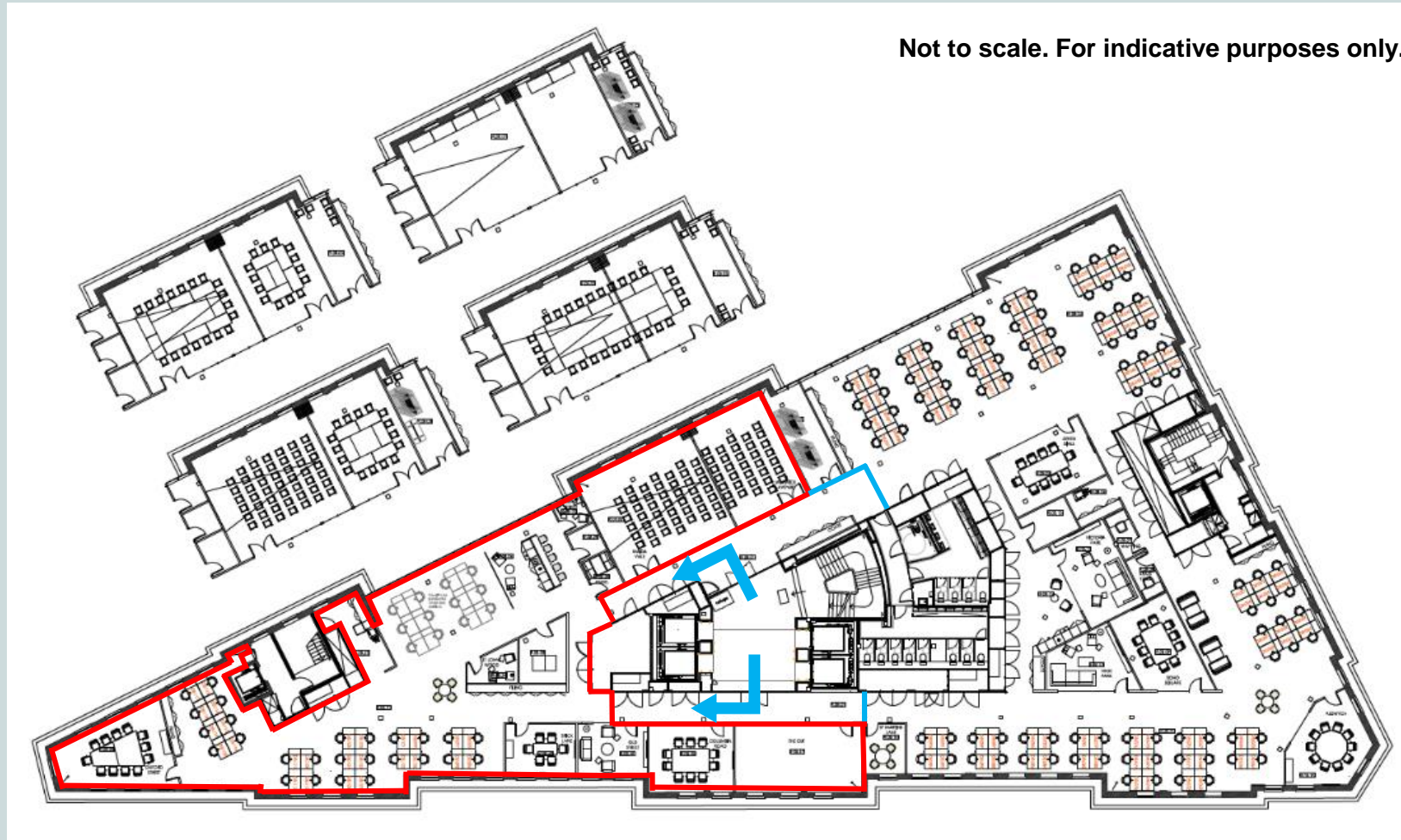
10 Bloomsbury Way, WC1 – July 2020

8th Floor – 6,205 Sq Ft

Overview

NIA	6,205 Sq Ft / 576 Sq M
Quoting Rent	£ 73.50 per sq ft
Rates	£23.68 per sq ft (2020/21)
Service Charge	£ 11.78 per sq ft (2019/2020)
Term	Available by way of a sublease until September 2022 or until June 2024 with a mutual break in September 2022. Alternatively a new longer lease direct with the landlord may also be available.

8th Floor – 6,205 Sq Ft



10 Bloomsbury Way, WC1 – July 2020

7th Floor – 8,624 Sq Ft

Overview

NIA 8,624 Sq Ft / 801 Sq M

Quoting Rent £ 73.50 per sq ft

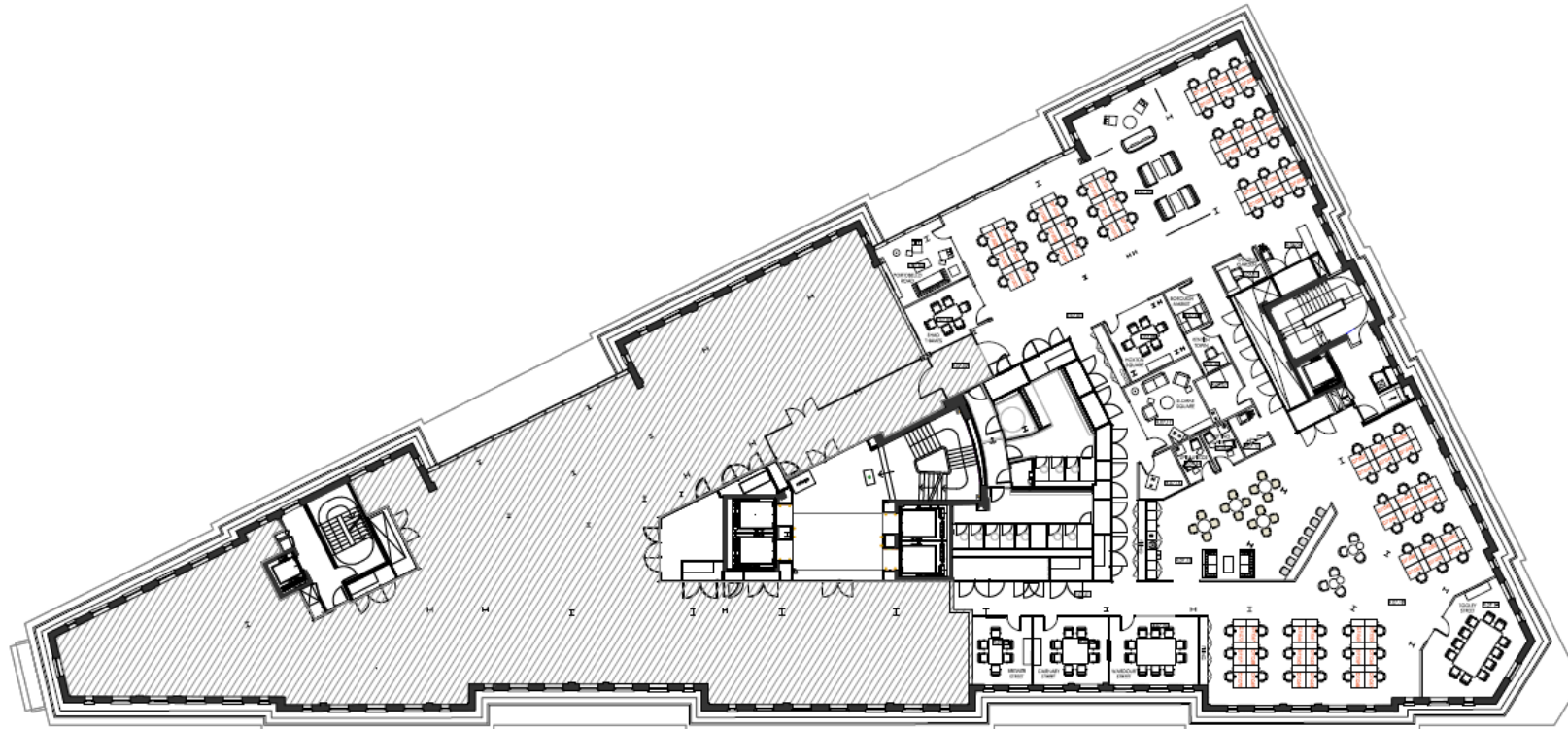
Rates £ 23.41 per sq ft (/2020/21)

Service Charge £ 11.78 per sq ft (2019/2020)

Term Available by way of a sublease or assignment until March 2025. Alternatively a new longer lease direct with the landlord may also be available.

7th Floor – 8,624 Sq Ft

Not to scale. For indicative purposes only.



Contacts

Daniel Brownlee

+44 (0) 2036 407 027
+44 (0) 7971 061 119
daniel.brownlee@knightfrank.com

Nick Codling

+44 (0) 2078 611 274
+44 (0) 7790 344 116
nick.codling@knightfrank.com

Knight Frank
Global Headquarters
55 Baker Street
London W1U 8AN
United Kingdom
T +44 20 7629 8171



 @KnightFrank
knightfrank.com

Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.