



TO LET

605 SQ FT
(56.21 SQ M)

£45 PER SQ FT

**** New Instruction ****
**Attractive office to let in
charming Grade II listed
building**

- Attractive period property
- Gas central heating
- Shared kitchen facilities
- Communal roof terrace
- Conference meeting rooms available for hire on site

Summary

Available Size	605 sq ft
Rent	£45 per sq ft
Rates Payable	£19.95 per sq ft
Rateable Value	£21,750
Service Charge	£10 per sq ft A fixed service charge plus annual RPI uplift
Estate Charge	N/A
EPC Rating	C

Description

The available office is located on the 3rd floor of this attractive Grade II listed building.

The space consist of an open plan area with a separate office/meeting room. The unit benefits from excellent natural light and good floor to ceiling height.

Location

The building is located on the south west corner of Bloomsbury Square, close to both Holborn and Tottenham Court Road tube stations.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
3rd	605	56.21	To Let	Available
Total	605	56.21		

Specification

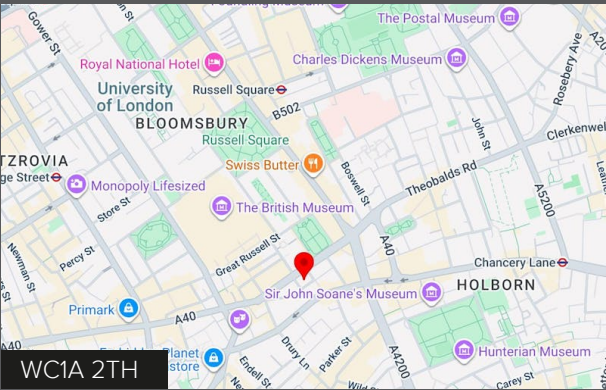
- Gas central heating
- Plastered ceiling
- New LED lighting
- 1 x meeting room/office
- Access to communal roof terrace.
- Shared kitchen facilities
- Conference space/meeting rooms available for rent on site
- Excellent natural light
- Entryphone system

Viewings

By prior appointment with sole agents.

Terms

A new lease is available direct from the freeholders for a term by arrangement.



Viewing & Further Information



Clarke Buxton
020 7404 5043 | 07816 663468
cb@galepriggen.co.uk



Tim Gale
020 7404 5043 | 07713 482351
tpg@galepriggen.co.uk

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