

**2-3 North Mews, Bloomsbury,  
London, WC1N 2JP**



**ECONOMICAL OFFICE SPACE TO LET  
1,220 & 1,320 sq ft**



### Location

Charming and quaint North Mews is in the heart of Bloomsbury linking Gray's Inn Road with John Street, surrounded by architecture from Georgian times to the present day. It also runs parallel to Theobalds Road and Roger Street. There are numerous excellent trendy new bars, restaurants and cafés in the immediate area including Cigla and Otto's in the vibrant Lamb's Conduit Street "Village". The property is set in an ideal central London location, providing easy access to the West End, Midtown, City and City Fringe. With Chancery Lane, Russell Square, Holborn, Farringdon and Kings Cross within close proximity as well as main line and Crossrail.

### Description

Economical office space with kitchenette and passenger lift in a quiet mews location.

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	1320	122.6
LG	1220	113.3
<b>TOTAL (approx.)</b>	<b>2540</b>	<b>235.9</b>

\*Measurement in terms of \*NIA

**Rhys Evans, Partner**

020 7025 1393

**Georgia Mason, Agency Surveyor**

020 7025 8945

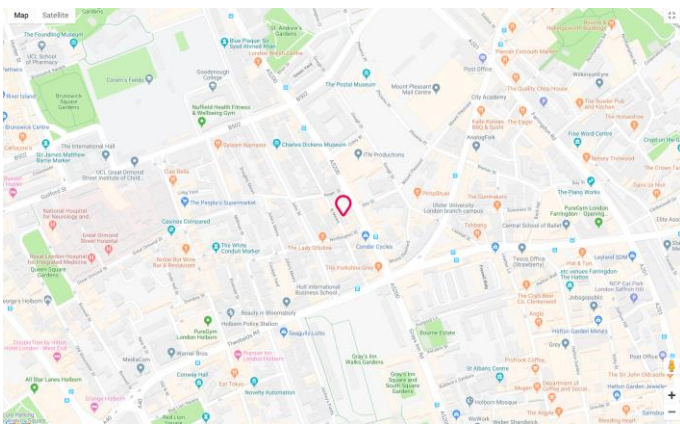
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**Subject to Contract September 2018**

020 7025 1390 4 Golden Square London W1F 9HT

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### Terms

Tenure:	Leasehold
Lease:	New lease available
Rent:	£20.00 psf pax
Rates:	Estimated at £10.00 pas pa (2019/20)
Service Charge:	LG - £1.32 psf pax 3 <sup>rd</sup> Floor - £1.43 psf pax
EPC Rating:	TBC

### Amenities

- Kitchenette
- Quiet mews location
- Recently redecored
- 24 Hour access
- Lift

### Rhys Evans, Partner

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✉️ revans@monmouthdean.com

### Georgia Mason, Agency Surveyor

📞 020 7025 8945  
✉️ gmason@monmouthdean.com

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