

10 Bloomsbury Way,  
St Giles, London, WC1A 2SL



FULLY FITTED TOP FLOOR OFFICES TO LET | FROM 14,888-  
22,963 SQ FT



### Location

10 Bloomsbury Way is a prominent and landmark office building located on the corner of New Oxford Street and Bloomsbury Way and opposite the Post Building on Museum Street. Transport links are excellent with Holborn tube station (Central and Piccadilly lines) a very short walk away and with Tottenham Court Road (Crossrail, Northern and Central Lines) and Covent Garden (Piccadilly line) close by.

### Description

The top two floors at this landmark building provide stunning fully fitted office space with a substantial wrap around roof terrace on the 9<sup>th</sup> floors with views across Central London. The 8<sup>th</sup> and 9<sup>th</sup> floors have been fitted out to provide excellent grade A office space with a mixture of open plan areas, meeting rooms, private offices and a large breakout. The floors are available either together totaling approximately 22,963 sq ft or as the 8<sup>th</sup> floor only totaling approximately 14,888 sq ft. *Please note the part 8<sup>th</sup> floor subtenant has their space on the market via Knight Frank with a mutual break notice in September 2022 but can be taken back earlier and is included in the whole floor area.*

Paul Dart, Partner

07502 306240

### Floor Areas

Floor	sq ft	sq m
9 <sup>th</sup> Floor	8,075	750
8 <sup>th</sup> Floor	14,888	1,383
TOTAL (approx.)	22,963	2,133

\*Measurement in terms of \*NIA



Rebecca Saxon, Associate Partner

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

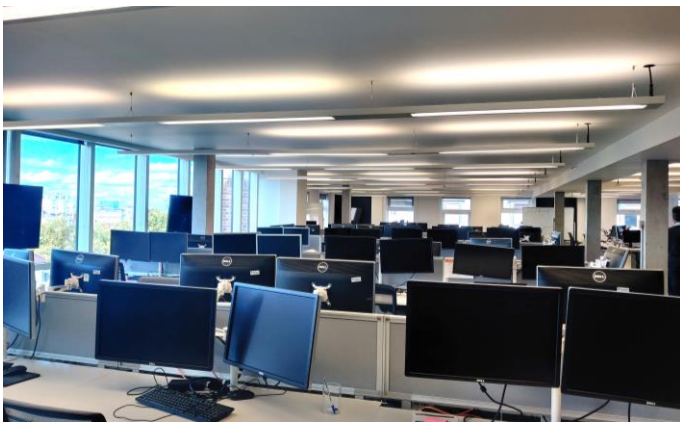
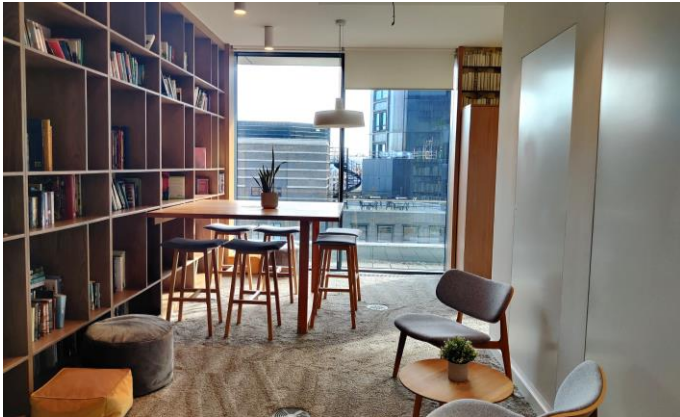
Subject to Contract December 2020

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## Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease to March 2025. Or longer lease is available .
Passing Rent:	9 <sup>th</sup> £86.75 psf 8 <sup>th</sup> £78.20 psf
Rates:	Estimated at £24.22 psf pa (2020/21)
Service Charge:	Estimated £11.80 per sq ft
EPC Rating:	TBC



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## Amenities

- Top two floors
- Substantial wrap around roof terrace (9<sup>th</sup> Floor)
- Fully fitted and cabled
- Air conditioning
- Large breakout area
- Mixture of meeting rooms, offices and large open plan areas
- Bike storage
- Showers
- Manned reception
- Whole building substantially refurbished in 2015

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