

SELF-CONTAINED OFFICE BUILDING TO LET | 312 – 1,216 sq ft



### Location

11 Bedford Avenue is situated close to the southern end of Tottenham Court Road and around the corner from Bedford Square, with the building benefitting from all the amenities the area has to offer.

The property is close to Tottenham Court Road station (Central, Northern Lines and Crossrail from 2021), Goodge Street (Northern line) and Oxford Circus (Central, Victoria and Bakerloo) tube stations.

### Description

11 Bedford Avenue provides the opportunity to acquire an excellently located self-contained building in the heart of Bloomsbury.

The floors offer comfort cooling, excellent natural light and have recently been redecorated and recarpeted.

### Floor Areas


Floor	sq ft	sq m
2 <sup>nd</sup> Floor	312	29
1 <sup>st</sup> Floor	484	45
Ground Floor	420	39
TOTAL (approx.)	1,216	113

\*Measurement in terms of NIA


### Bloomsbury

This area of central London was originally developed in the 17th century into a fashionable residential area. Bloomsbury is notable for its garden squares, most notably Russell Square, as well as numerous cultural, educational and health care institutions. The British Museum and Great Ormond Street Hospital are two well-known local institutions and the area is home to many of the different facilities of University College London.

Rhys Evans, Partner

 020 7025 1393

Olivia Stapleton, Agency Surveyor

 020 7025 8940

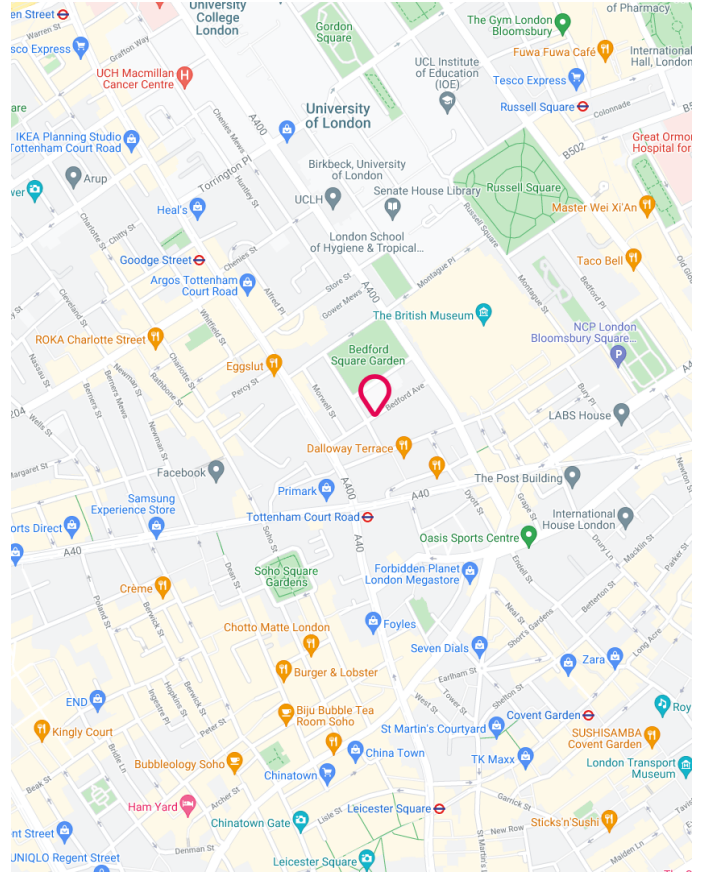
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Subject to Contract October 2021

**11 Bedford Avenue**  
Bloomsbury, London, WC1B 3AS



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**Terms**

- Tenure: Leasehold
- Lease: A new FRI lease direct from the Freeholder
- Rent: £72,500 pax
- Rates: TBC
- Service Charge: N/A (Self-contained)
- EPC Rating: TBC

**Amenities**

- Comfort cooling
- Good natural light
- Excellent location
- Recarpeted
- Redecorated

Rhys Evans, Partner

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