

OFFICES TO LET WITH VIEWS OVER RUSSELL SQUARE | 118 – 2,616 sq ft



### Location

This Georgian building is located on the southern side of Russell Square. Russell Square (Piccadilly line) and Holborn (Piccadilly and Central lines) underground stations are within close proximity, as is Euston mainline station. This location benefits from the local amenities Bloomsbury has to offer.

### Description


The 3<sup>rd</sup> floor provides bright, open plan office spaces with a modern kitchenette, glass partitioned meeting room and views over Russell Square. The suite also offers views over private gardens to the rear. The 1<sup>st</sup> and 2<sup>nd</sup> floors provide rooms with high ceilings, period features and good natural light. Conference facilities within the building are available to hire at a discounted rate.

### Floor Areas


| Floor                                 | sq ft        | sq m       |
|---------------------------------------|--------------|------------|
| 3 <sup>rd</sup> Floor (Rooms 31 & 32) | 822          | 76         |
| 2 <sup>nd</sup> Floor (Room 21)       | 442          | 41         |
| 1 <sup>st</sup> Floor (Room 11)       | 323          | 30         |
| 1 <sup>st</sup> Floor (Room 11B)      | 118          | 11         |
| 1 <sup>st</sup> Floor (Room 12)       | 323          | 30         |
| 1 <sup>st</sup> Floor (Rooms 13 & 14) | 588          | 55         |
| <b>TOTAL (approx.)</b>                | <b>2,616</b> | <b>243</b> |

\*Measurement in terms of NIA

Ray Walker, Partner

 020 7025 1399

Olivia Stapleton, Agency Surveyor

 020 7025 8940

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.

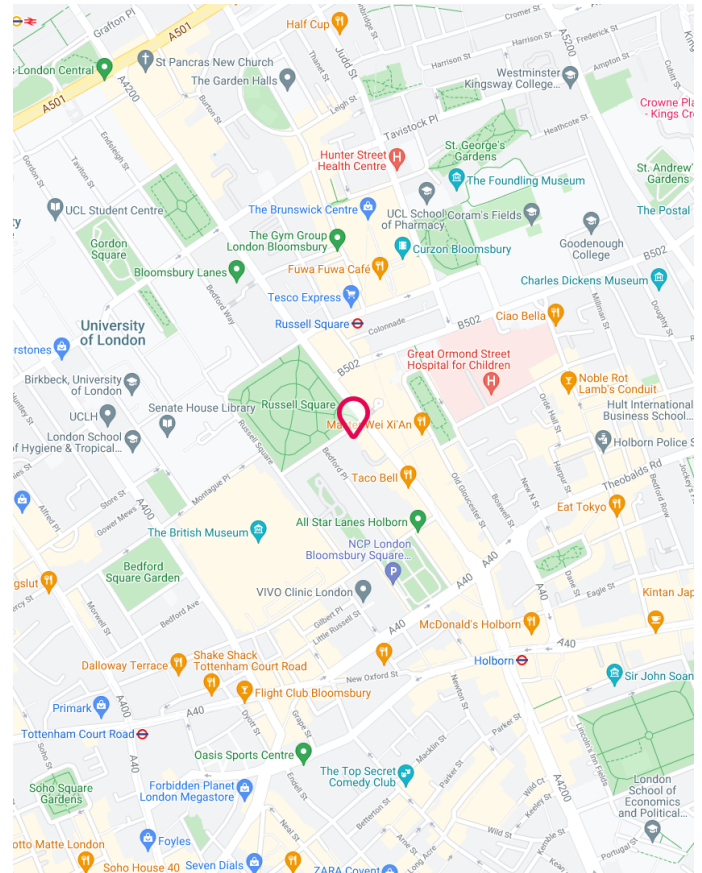
Subject to Contract January 2022

# 57-58 Russell Square

Bloomsbury, London, WC1B 4HS



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## Terms

|                 |  |
|-----------------|--|
| Tenure:         | Leasehold                              |
| Lease:          | A new lease direct from the Freeholder |
| Rent:           | £35.00 – £45.00 psf pax                |
| Rates:          | Estimated at £17.20 psf (2021 / 22)    |
| Service Charge: | £11.00 psf                             |
| EPC Rating:     | TBC                                    |

## Amenities

- Kitchenette
- Meeting rooms available to hire
- Bike racks
- Views over Russell Square
- Passenger lift
- Boardroom
- 24-hour access
- Period features
- New entry phone system (to be installed)

Ray Walker, Partner

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