

4 Northington Street Bloomsbury, London, WC1N 2JG



LOW COST 1st FLOOR STUDIO/OFFICE/GALLERY TO LET IN ICONIC LOCAL BUILDING | 1,500 sq ft approx.



Location

Northington Street is a charming Bloomsbury street linking Gray's Inn Road with John Street and it runs parallel to Theobalds Road and Roger Street. There are numerous excellent trendy bars, restaurants and cafés in the immediate area including [Noble Rot](#), [Luca e Limoni](#), [Otto's](#) and [Ciao Bella](#). The property provides easy access to Kings Cross, the West End, Midtown, City and City Fringe. With Chancery Lane, Russell Square, Holborn, Farringdon and Kings Cross stations all within close proximity as are numerous bus routes and cycle highways. There are also many calming walks to be had locally in parks, Dickensian London, Georgian Streets and attractive Mews. Or perhaps simply just across the street to the [Lady Ottoline Pub](#).

Description

This industrial building, built in the 1930's, maintains iconic character and is one of London's best examples of art deco architecture. It has been both a movie cannister factory and a pottery studio. Unusually when converted to office / studio spaces some 30 yrs ago the top duplex was taken by cult hairdresser [4th Floor](#) who continue to do their magnificent thing for all. The building also features an amazing old lift, crittal windows, architect's kitchen, slip floors and there are plans to install a new energy efficient electric boiler and (openable) secondary glazing. The lights are LED.

Jason Hanley, Partner, jhanley@monmouthdean.com

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Floor Areas

Floor	sq ft	sq m
1 st Floor	1,500	139
TOTAL (approx.)	1,500	139

*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.

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 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 February 2022

020 7025 1390

4 Golden Square London W1F 9HT

1st FLOOR OFFICE TO LET IN ICONIC LOCAL BUILDING | 1,500 sq ft





Terms

Tenure:	Leasehold
Lease:	A new flexible lease direct from the Freeholder, on a standard FR&I basis.
Rent:	£52.50 per sq. ft. p.a exclusive per annum. Approx. £8,755 pcm ALL IN (rent/rates & SC).
Rates:	Estimated at £12.54 per sq ft (2021/22)
Service Charge:	Approx. £5.00 per sq ft per annum.
EPC Rating:	TBC



Amenities

- Two self-contained WC's with windows
- Fitted Architectural kitchen with white goods
- Industrial "school style" common parts / internal finishes
- Crittall style windows
- High concrete ceilings
- Original industrial style goods / passenger lift
- Two entrances
- Stylish Art Deco building
- Great natural light
- LED Lighting
- Potential new electric boiler and secondary glazing/soon!

Jason Hanley, Partner

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