

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



FULLY FITTED TOP FLOOR OFFICES TO LET | FROM 17,942-  
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 together totaling approximately 22,963 sq ft.

\*8<sup>th</sup> floor currently provides approximately 9,867 sq ft, the remainder of the floor, 5,021 sq ft is let until June 2024 at passing rent.

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



Bert Murray, Partner

07775 521102

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.

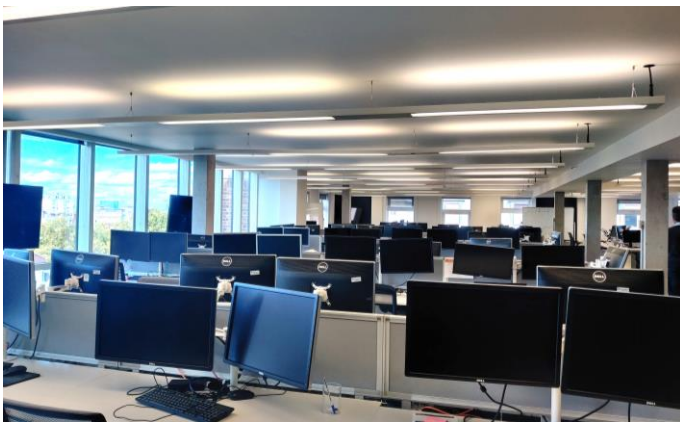
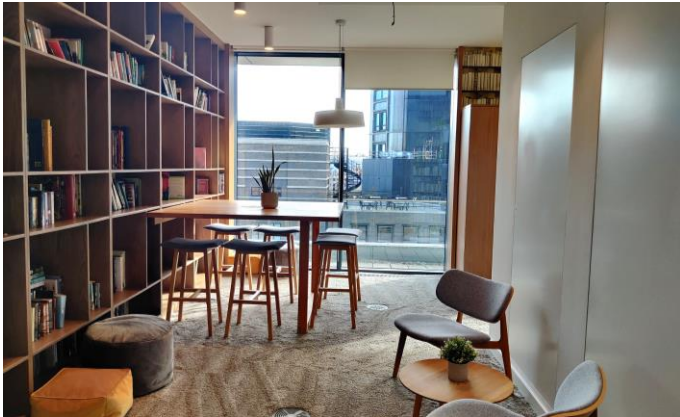
Subject to Contract May 2022

020 7025 1390

4 Golden Square London W1F 9HT

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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

## 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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