

OFFICE TO LET WITH VIEWS OVER RUSSELL SQUARE | 421 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.

Floor Areas

Floor	sq ft	sq m
2 nd Floor (Room 24)	421	11
TOTAL (approx.)	421	11

*Measurement in terms of NIA

Description


The 2nd floor provides high ceilings, period features and good natural light.

Conference facilities within the building are available to hire at a discounted rate.

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.

Ray Walker, Partner

 07747 777 144

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.

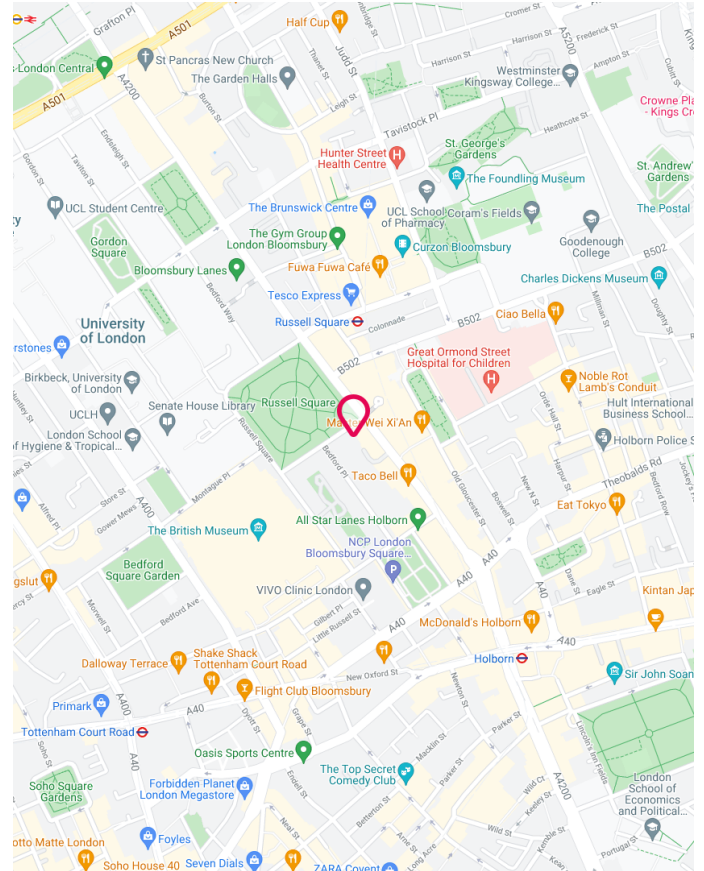
Subject to Contract April 2024

57-58 Russell Square

Bloomsbury, London, WC1B 4HS



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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Freeholder
Rent:	£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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