

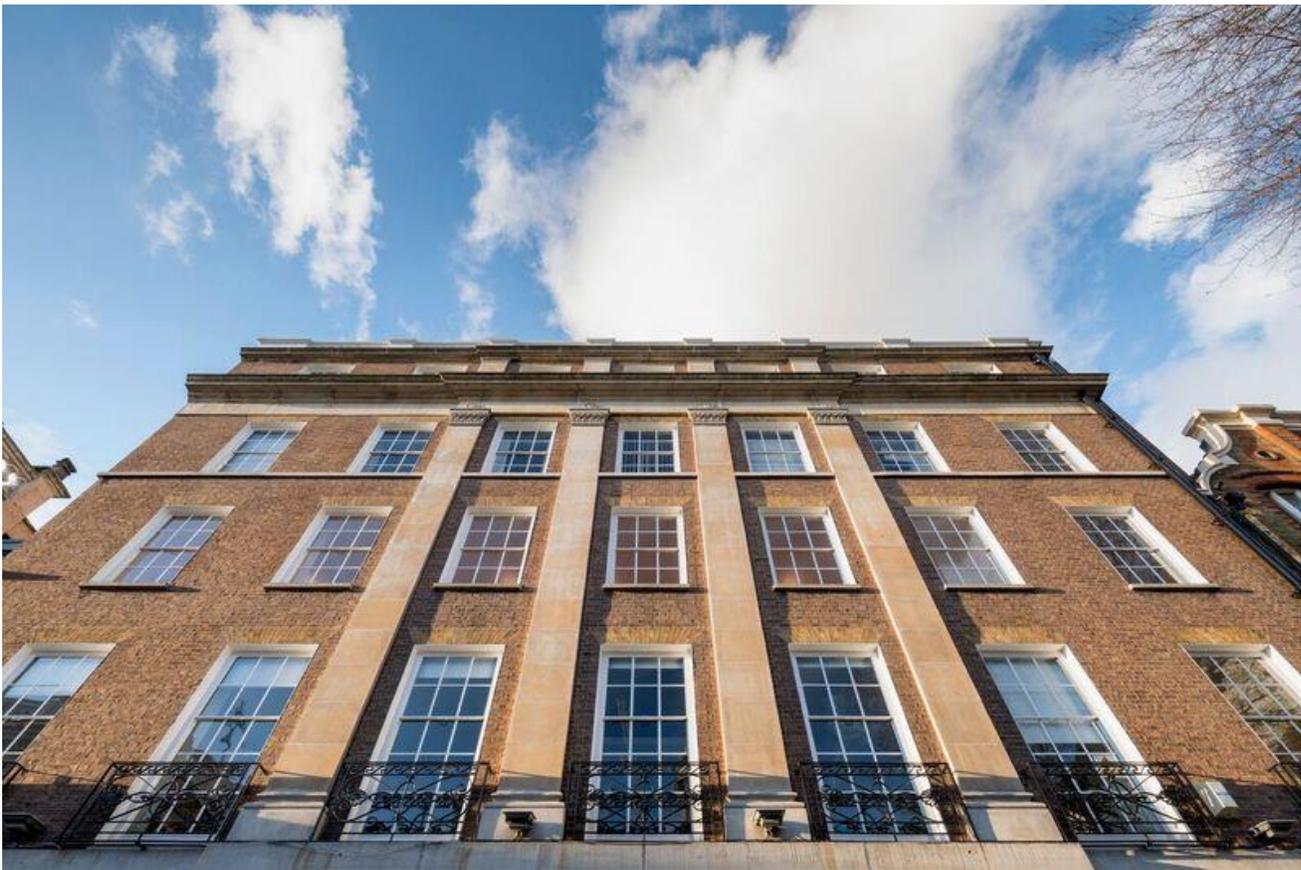
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**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

28-30 Little Russell Street | Bloomsbury | WC1

Refurbished Creative Style Office Space - To Let

2,450 Sq Ft – Available



Location

The building is located on the north side of Little Russell Street, between Museum Street and Bury Place (just South of the British Museum). Tottenham Court Road, Russell Square and Holborn Underground Stations are all within close walking distance.

Description

This mid terraced period property provides high quality refurbished office space, with a media feel. The buildings common parts have undergone a recent refurbishment and will be redecorated throughout. The 3rd floor benefits from large crittall windows and fantastic natural light and floor to ceiling heights.

Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (est)	SC (psf)	Status
3 rd	2,450*	227	£62.50	c.£17.11 psf	c.£8.00 psf	Available

*Floor areas subject to remeasurement on completion of refurbishment works.

Amenities/Specification

- * Newly refurbished floor
- * Comfort cooling
- * Original oak wood floors
- * Fitted kitchenette
- * Re-decorated common parts
- * Perimeter trunking with data cabling
- * New LED linear lightings
- * Fitted crittal style meeting room
- * Demised WCs
- * Showers in building
- * Secure bike parking
- * Passenger lift

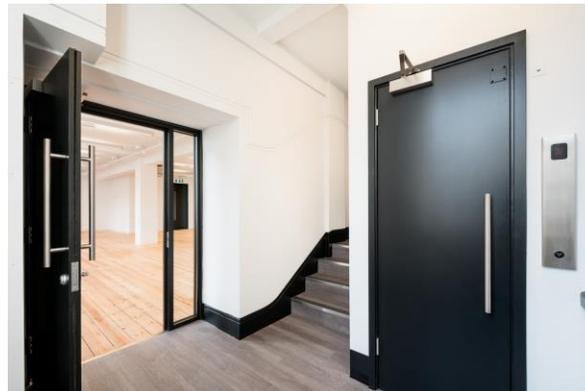
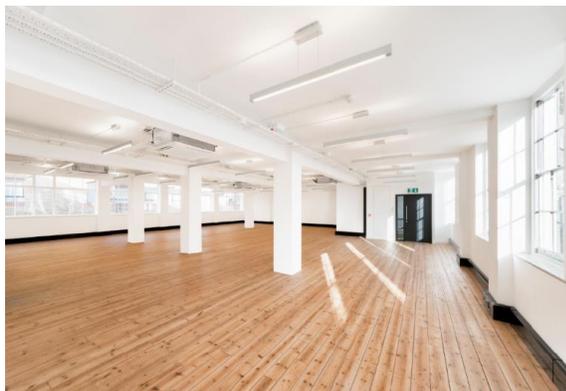
Lease

Available by way of a new lease from the Landlord, for a term by arrangement.

EPC Rating

D

*Indicative Image of recently completed 2nd floor refurbishment:



Viewings

Strictly by appointment through joint sole letting agents:

Edward Charles & Partners
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