



Office Particulars

15 Bedford Square
London
WC1B 3JA



Approx. 2,965 sq ft (subject to confirmation)
Headquarters Building

Location: A Georgian Period offices building situated on the north side of this prominent Bloomsbury square. Tottenham Court Road and Goodge Street underground stations are situated close by giving easy access across London.

The recreational private garden of Bedford Square is opposite the building and access can be provided subject to a small annual cost. Car parking facilities are superb with a large underground car park situated just off the square at Adeline Place.

Floor Areas (net lettable areas):

Floor	Area
3 rd	645
2 nd	790
1 st	785
G Offices	745
LG Offices	Not applicable
Total	2,965

- Air cooling and heating throughout
- Kitchenettes
- Category 5e cabling conduits
- Excellent natural light and views across Bedford Sq gardens

Lease: A new-sub lease from the Bedford Estates for a term to 2014.

Rent: £120,000 per annum. excl. VAT

VAT: The building is currently elected for the purposes of VAT

Business Rates*: Estimated at £9.00 per sq ft per annum.

Possession: Immediate subject to completion of legal formalities.

Viewing: By appointment through:

Michael Boardman
(020) 7637 3337
mike@michaelboardman.com

**Rateable Value above is subject to negotiation*

