



Office Particulars

19 Bedford Square
London
WC1B 3RA



Approx. 6,235 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	Front	Rear	Store	Total
3rd	770			770
2nd	957			957
1st	1,063	473		1,536
Ground	770	682		1,452
Lower Ground	803	206	511	1,520
Total	4,363	1,361	511	6,235

- Air cooling and heating throughout
- Kitchenettes
- Fitted Shower
- Courtyard patios
- Category 5e cabling conduits

Lease: An existing lease to March 2014 at £142,000 per annum, subject to a rent review in March 2009 and annual break options. Our client's preference is to surrender this interest and offer a new lease direct from the landlord who has confirmed an interest in discussing this, subject to terms & covenant.

Rent: To be negotiated - guide: £38.00 per sq ft overall excl. VAT

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

Business Rates*: Rateable Value: £148,000 (Payable 07/08: £10.44 per sq ft)

Possession: Immediate subject to completion of legal formalities.



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*Rateable Value above is subject to negotiation