



Office Particulars
**On behalf of
The Bedford Estates**

2 Bloomsbury Place London WC1A 2QA

Approx. 850 sq ft.
**ECONOMICAL OFFICES
2ND FLOOR OFFICES**



Accommodation: The 2nd floor offices provide two open plan areas and an office/meeting room. The offices are fully carpeted and benefit from excellent natural light.

- Central heating
- Excellent natural light
- Redecorated
- Kitchenette
- High ceilings
- Use of communal garden

Period offices situated on the 2nd floor of a building located on the north side of Bloomsbury Place. Holborn and Russell Square underground stations are situated close by giving easy access across London.

The recreational gardens of Bloomsbury Square and Russell Square are within an easy walk. Car parking facilities are superb with a large local authority car park situated almost opposite the building.

Lease

A new lease is offered for a term to expire Dec 2012 and in The Bedford Estates standard format.

Rent

£30.00 per sq ft exclusive of business rates and service charges.

VAT

2 Bloomsbury Place is currently NOT elected for VAT.

Business Rates*

RV: £16,250 (Payable: £7,215 per annum or £8.48 per sq ft).

Service Charges

To be confirmed – estimated at approx. £6.50 per sq ft per annum.

Possession

Immediate subject to completion of redecoration and legal formalities.

* - subject to change through negotiation variation in RV – please confirm prior to committing to a tenancy.