



Office Particulars
On behalf of
The Bedford Estates

33 Bedford Place
London WC1B 5JH

Approx. 3,065 sq ft
HEADQUARTERS BUILDING



Accommodation: Approx. 3,065 sq ft arranged over lower ground, ground and three upper floors. The offices are fully carpeted and benefit from excellent natural light.

- Central heating
- Passenger lift
- Redecorated
- Kitchenette
- Fitted shower
- Patio garden to rear
- Category 5e cabling conduits

A Georgian period offices building situated on the west side of this connecting road between Bloomsbury and Russell Square. 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 under Bloomsbury Square.

Lease

A new lease is offered for a term of 15 years in The Bedford Estates' standard format.

Rent

£110,000 per annum exclusive of business rates and service charges.

VAT

33 Bedford Place is currently NOT elected for VAT.

Business Rates*

To be confirmed.

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.