



Preliminary Details
Available June 2008

**On behalf of
The Bedford Estates**

5 Gower Street

London WC1

NEWLY REFURBISHED OFFICES

Approx. 2,155 sq ft



Floor area approx.	sq ft
Third	380
Second	450
First	450
Ground	550
Lower Ground	525
Total	2,155

Floor areas (to be confirmed by on-site measurement)

A Georgian Grade II listed building situated on the west side of Gower Street close to the junction with Bedford Square. Tottenham Court Road and Gode Street Underground stations are close by offering travel routes across London via the Northern and Central Lines.

- Newly refurbished offices
- Set within a Grade II listed building
- Gas fired central heating
- Excellent natural light
- Lightwell
- Cat 5e compatible cabling conduits
- Rear roof patio terrace area

Lease

A new 10 year FRI lease is available in The Bedford Estates' format.

Rateable Value

To be assessed (Rates payable estimated at approx. £9.50 per sq ft per annum).

Rent

On application, subject to 5 yearly upward only rent review.