

Preliminary Details
Available Mid 2008
On behalf of
The Bedford Estates

Bloomsbury House

74-77 Great Russell Street
London WC1

NEWLY REFURBISHED OFFICES
Approx. 18,365 sq ft (1,706.15 m²)



| | Floor area approx. sq ft | m² |
|--------------|---------------------------------|----------------------|
| Fourth (new) | 2,405 | 223.43 |
| Third | 3,150 | 292.64 |
| Second | 4,250 | 394.83 |
| First | 4,555 | 423.17 |
| Ground | 2,215 | 205.78 |
| Lower Ground | 1,790 | 166.29 |
| Total | 18,365 | 1706.15 |

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

A Grade II listed building situated opposite Bloomsbury Square gardens and the British Museum. Russell Square and Holborn Underground stations are close by offering travel routes across London via the Piccadilly and Central Lines. Waterloo and Kings Cross mainline stations are also easily accessible as well as the amenities of Covent Garden and Oxford Street. Car parking is available in the Camden maintained car park beneath Bloomsbury Square gardens.

- Fully refurbished
- Air chilling/heating to all floors
- Cat 5e compatible cabling conduits
- Fully carpeted
- 2 passenger lifts
- Fitted shower
- Excellent natural light and views
- Opposite the British Museum

Lease

A new 15 year FRI lease in The Bedford Estates' standard format and subject to 5 yearly upward only rent reviews.

Rent

Guide Rent £47.50 per sq ft excl of rates, running costs and VAT.

Business Rates

Estimated at approx. £9.50 per sq ft per annum – subject to confirmation.

