

# offices to let

## 5 Gower Street

London WC1E 6HB  
approx. 2,155 sq.ft (200 sq.m)



### General overview

A grade II listed Georgian self-contained office B1 Use building of approx. 2,155 sq ft (200 sq.m) available as an assignment of an existing lease at the rent of £75,000 per annum exclusive of business rates and running costs (plus VAT) . Subject to rental review in March 2014 and contract. The building is currently occupied and due for redecoration.

### Location

Situated on the west side of Gower Street. Tottenham Court Road and Goodge Street Underground stations are a short walk away as are the vibrant areas of Covent Garden, the leafy squares of Bloomsbury and the international travel facilities of St Pancras, Euston and Kings Cross stations.

offices to let

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## Floor areas

Floor	Front building sq.ft	sq.m
3rd Floor	380	35
2nd Floor	450	42
1st Floor	450	42
Ground	350	33
Lower ground	525	49
<b>Total</b>	<b>2,155</b>	<b>200</b>

Floor areas subject to on-site measurement in accordance with RICS Code of Measuring Practice

EPC rating: to be provided on completion of all works

## Amenities

- Central Heating throughout
- Redecorated (due in early 2014) period offices
- Use of private gardens (subject to separate fee agreement)
- Integral trunking for Cat 5 voice/data cabling
- Kitchenette and shower facilities

## Terms

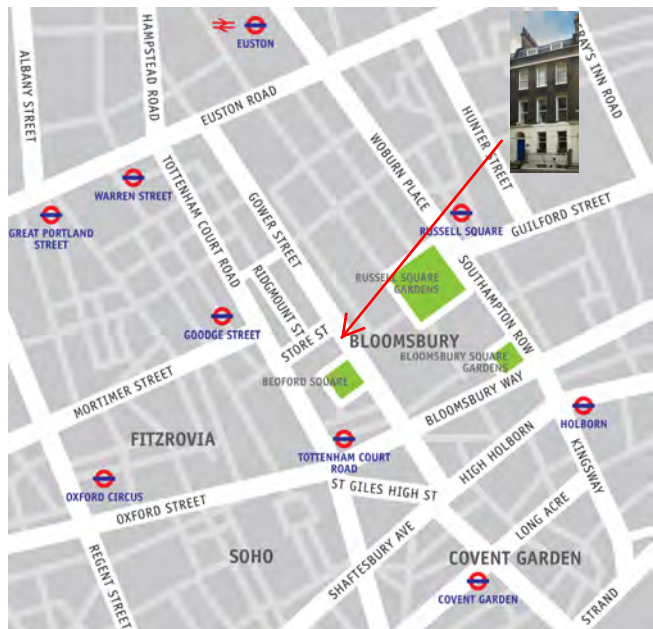
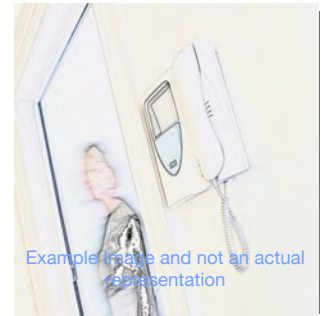
**Lease:** An assignment of an existing FR&I lease for a term expiring 2019 and subject to an upward only rent review in March 2014.

**Rent:** £75,000 per annum excl (subject to an upward only rent review).

**Business Rates:** Estimated at approx. £17.00 per sq.ft payable per annum currently

**Legal Costs:** Each party are to bear their own costs

**Possession:** On completion of redecoration works.



# MB&A

## Bloomsbury

### 0207 118 3456

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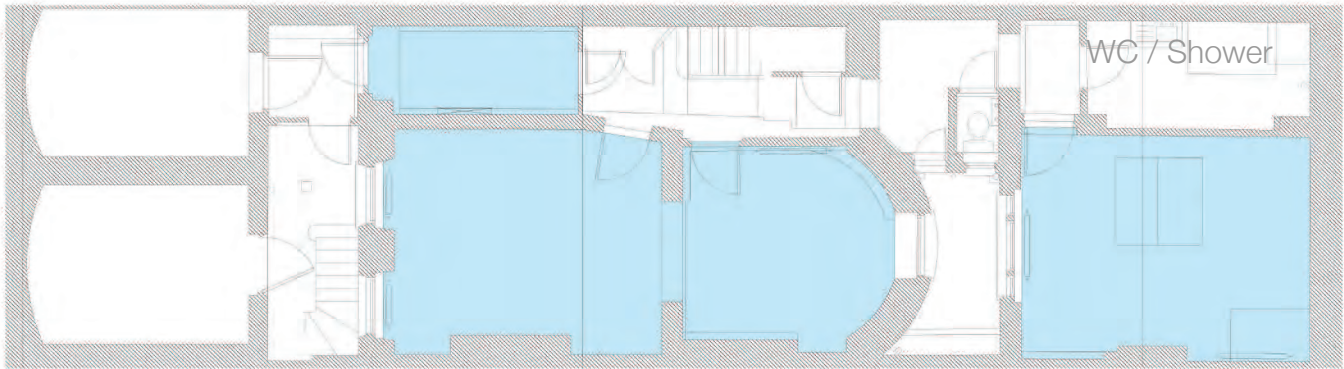


**Bloomsbury**  
**0207 118 3456**

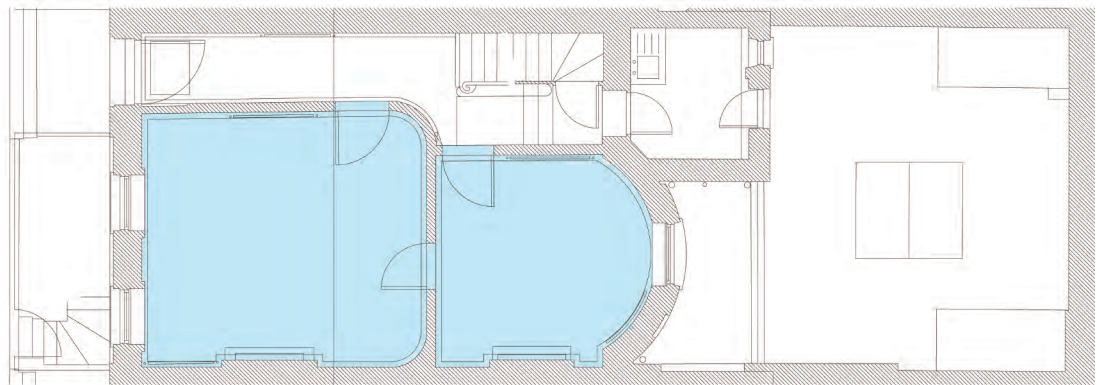
# Floor Plans

## 5 Gower Street

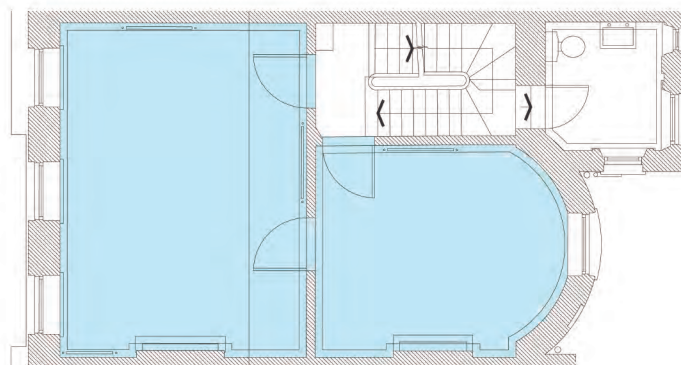
London WC1E 6HB  
approx. 2,155 sq ft (200m<sup>2</sup>)



Lower Ground Floor 525 sq ft (48.77m<sup>2</sup>)



Ground Floor 350sq ft (32.52m<sup>2</sup>)



 Office space

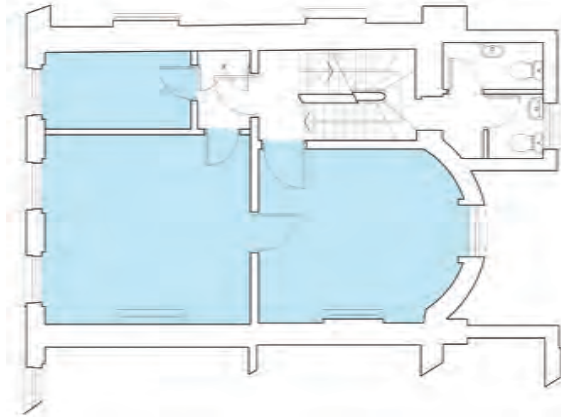
1st Floor 450 sq ft (41.81m<sup>2</sup>)

## Floor Plans

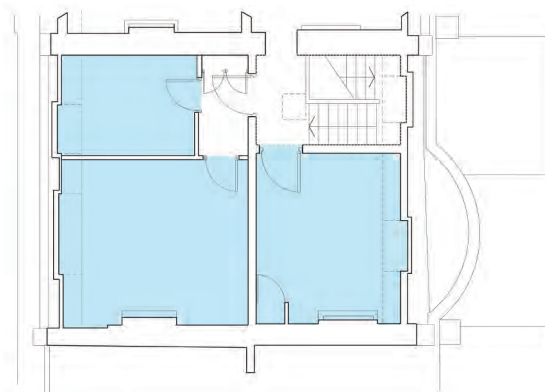
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approx. 2,155 sq ft (200.00 m<sup>2</sup>)



2nd Floor 450 sq ft (41.81m<sup>2</sup>)



3rd Floor 380 sq ft (35.30m<sup>2</sup>)

*For guidance purposes only, not to scale and the layouts shown are not necessarily as in situ due to current or former occupiers' internal alterations.*

*Net lettable floor areas provided are estimates and are subject to confirmation. Potential purchasers are advised to make their own investigations in this respect.*