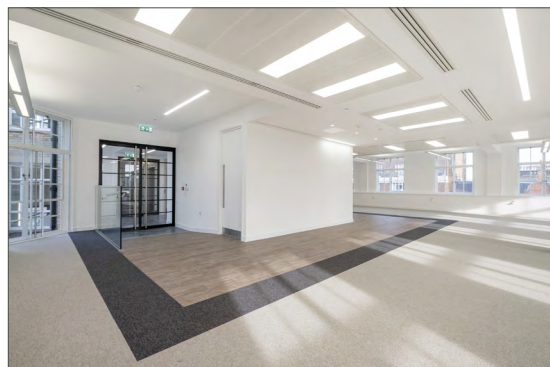


RUSSELL SQUARE HOUSE

10-12 RUSSELL SQUARE, LONDON WC1



FOURTH & SIXTH FLOOR AIR CONDITIONED OFFICES
TO INCLUDE FITTED OPTIONS
AVAILABLE TOGETHER OR SEPARATELY



CONTEMPORARY OFFICES WITH STRIKING FEATURES



Internally Russell Square House has been the subject of substantial refurbishment and is approached via an impressive ground floor entrance which incorporates contemporary finishes and art deco design.

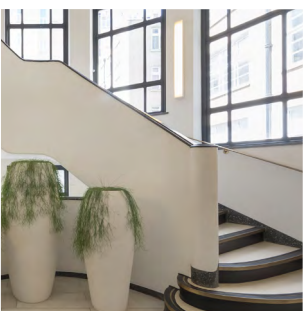
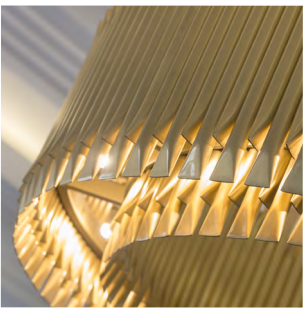
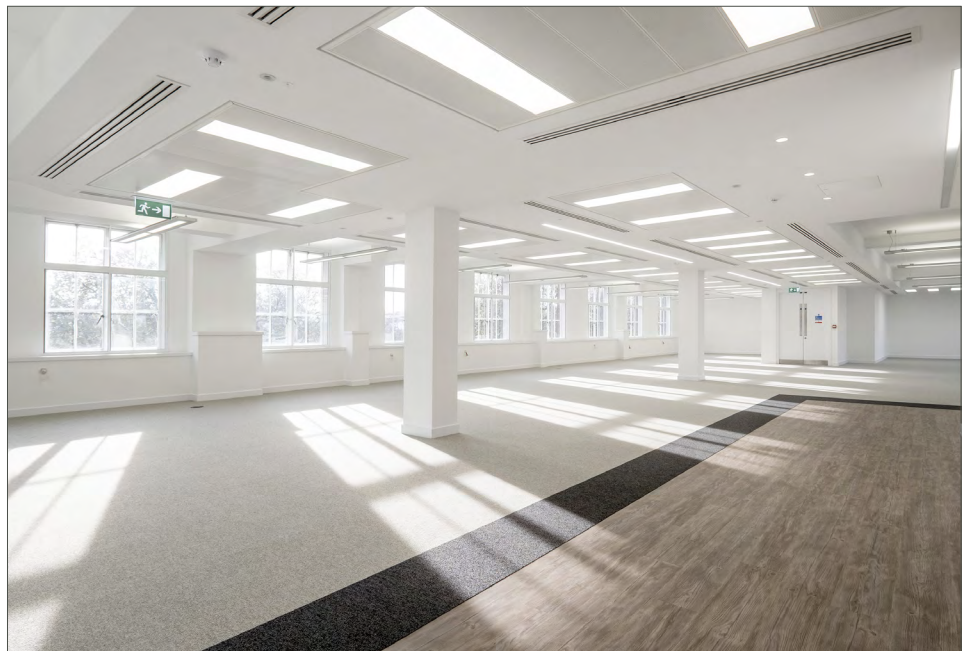
Being a corner building, the fourth and sixth floor have excellent natural daylight with stunning views over Russell Square.

THE AVAILABLE OPTIONS ARE AS FOLLOWS:

6th Floor – 3,555 sq ft / 4,115 sq ft / 7,670 sq ft (713 sq m) approx.

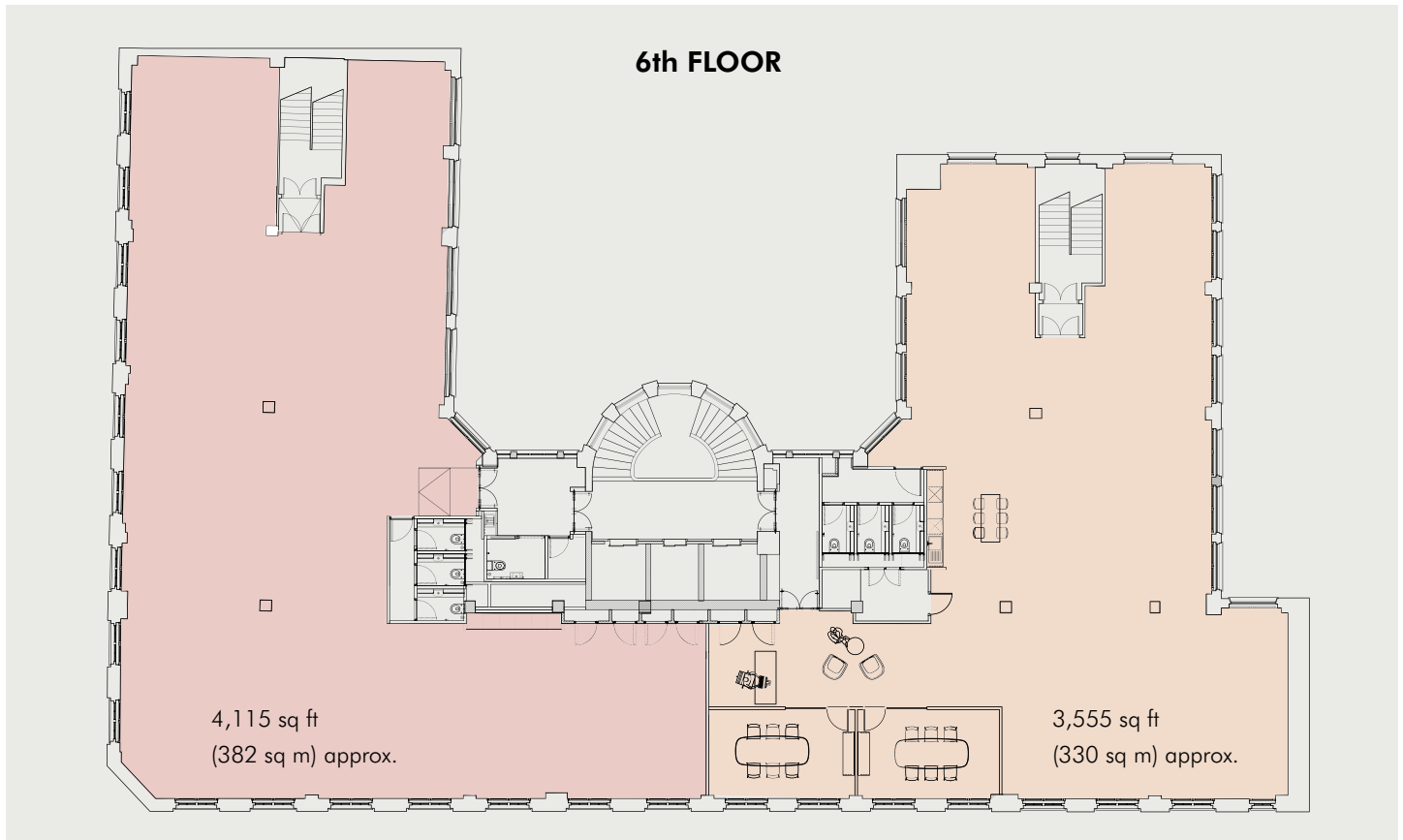
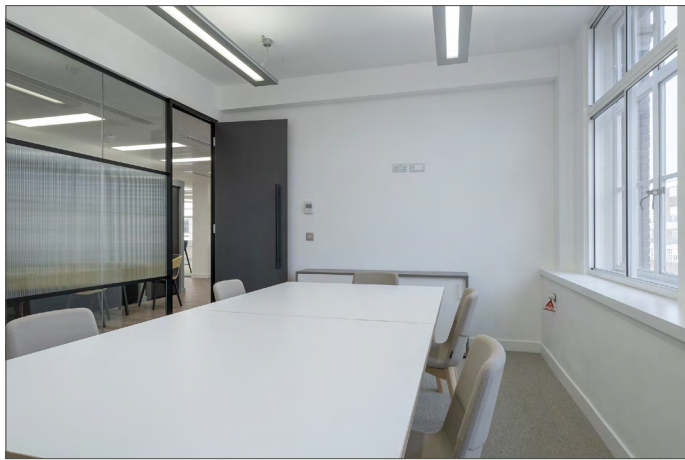
4th Floor – 7,705 sq ft (715 sq m) approx.

NB different configurations are available.



REFURBISHED OFFICES TO INCLUDE:

Fitted options
Raised access floor
Part 'exposed' feature ceiling
Fully fitted kitchen/break out areas
Demised WCs
Stunning views over Russell Square
Impressive manned ground floor entrance
24 Hour access
3 Passenger lifts
Cycle storage
Shower facilities

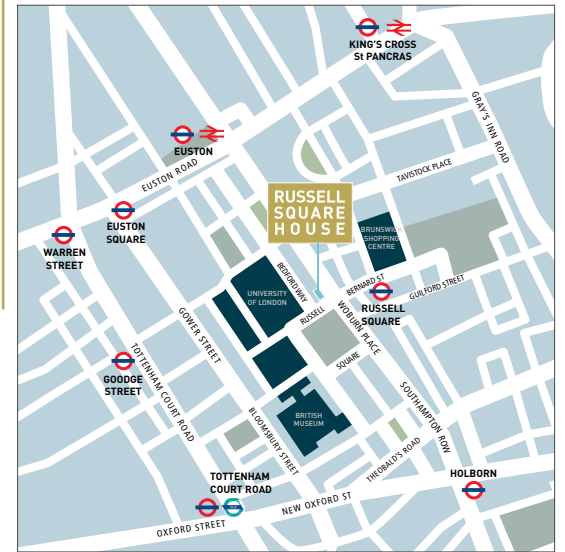


SUPERB LOCATION



Russell Square House occupies a prominent position on the north side of Russell Square at the junction with Woburn Place. The area is well served for transport and the Brunswick Shopping Centre is within a two minute walk.

Russell Square Station is a minute walk away, with with excellent network connections to the West End, City and beyond.



WALKING
1 minute



STATIONS

Russell Square 
Piccadilly Line

9 minutes



Holborn 
Piccadilly and Central Lines

13 minutes



Kings Cross St Pancras 
Circle, Hammersmith and City, Metropolitan, Northern, Piccadilly, Victoria, National Rail and Eurostar Terminal

12 minutes



Euston 
Northern, Victoria, London Overground and National Rail

10 minutes



Tottenham Court Road 
Northern, Central and Elizabeth Lines

TERMS: Full rent and lease terms on request.

EPC: D 98.

VIEWING: By appointment through landlord's sole agents

Eddisons
020 3205 0200
eddisons.com

Richard Spencer

richard.spencer@eddisons.com
020 3205 0204

Will Gyngell

will.gyngell@eddisons.com
020 3205 0203

Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (January 2022)