



UNIT 3, GALEN PLACE

PIED BULL COURT, HAZE
STUDIOS, LONDON, WC1

TO LET

**SELF CONTAINED GROUND & LOWER GROUND
FLOOR IN THE HEART OF BLOOMSBURY**

SUITABLE FOR CLASS E
(RETAIL, OFFICE, MEDICAL, LEISURE ETC.)

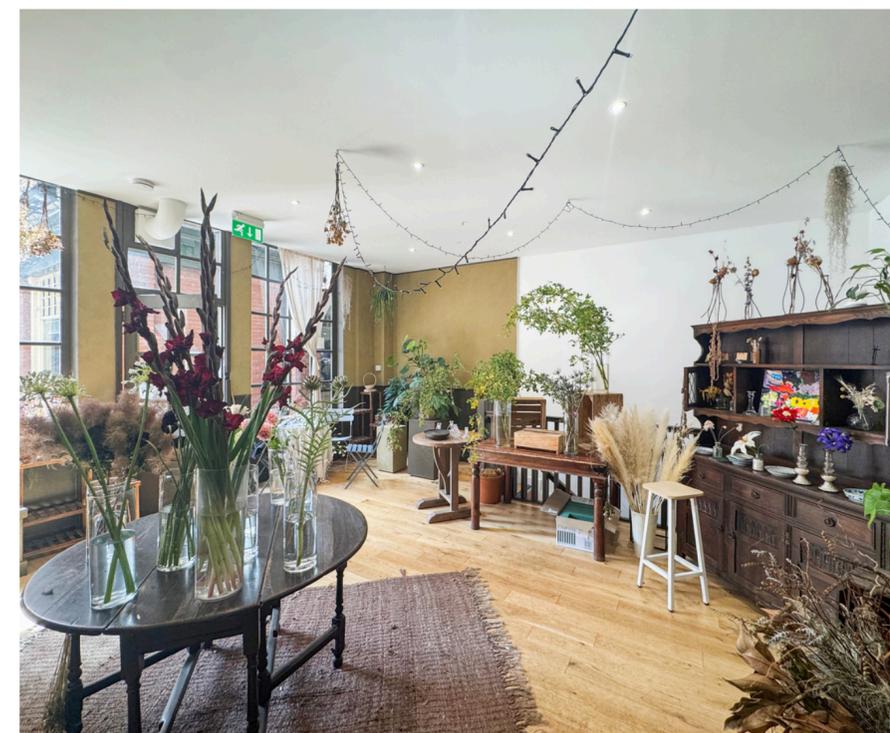
SIZE 1,037 SQ FT

RIB

LOCATION

Located in the heart of Bloomsbury, 3 Galen Place sits within the characterful Pied Bull Court, just moments from Bloomsbury Square Garden and close to The British Museum.

This central location offers excellent connectivity, with Holborn (Central & Piccadilly lines) just 0.2 miles away, and both Russell Square (Piccadilly line) and Tottenham Court Road (Central & Northern lines) stations within 0.3 miles. The area is well-served by shops, restaurants, and cultural landmarks, making it a prime spot for businesses looking for a central and accessible London address.



DESCRIPTION

This property offers 1,037 sq ft across two floors in the heart of the estate. Set back from the main road, this property is located in the residential courtyard which leads to the main courtyard where there are a diverse range of occupiers. The space currently serves as a florist with great ceiling height across both floors.

AMENITIES

- Great Ceiling Height
- Timber LVT Flooring
- 1 x WC
- Spot Lighting
- Self-contained

FINANCIALS

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
G & LG	1,037	£40,000	£9,072	TBC	£49,072

ACCOMMODATION

	SQ FT	SQ M
Ground	488	148.74
Lower Ground	549	167.33
Total	1,037	316.07

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

95D

FLOOR PLANS

Available on request.

VAT

The property is elected for VAT.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

WWW.RIB.CO.UK

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