

RUSSELL SQUARE HOUSE

10-12 RUSSELL SQUARE, LONDON WC1

WITH TERRACE & POTENTIAL FOR OWN ENTRANCE



VIDEO LINK

1,080 sq ft / 3,045 sq ft / 4,125 sq ft (383 sq m) Approx



DESCRIPTION

These ground floor offices can be offered as a whole or in two separate suites as outlined below.

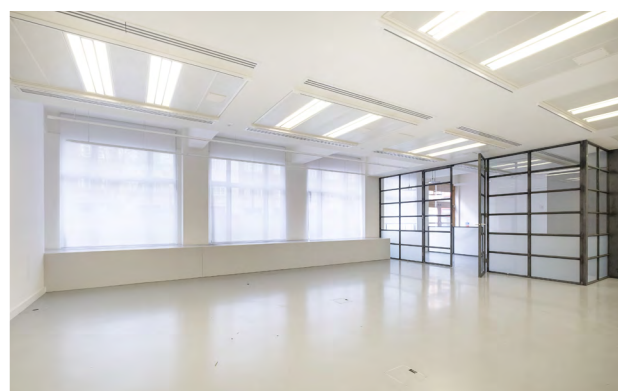
The offices benefit from a landscaped terrace area and there is also potential for the offices to have their own entrance.

The approximate floor areas are as follows:

Ground Floor South	1,080 sq ft	(100 sq m)
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Ground Floor North	3,045 sq ft	(283 sq m)
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Total	4,125 sq ft	(383 sq m)
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FEATURES

Terrace area

Air conditioning

Raised floor

Potential for own entrance

Shower facilities

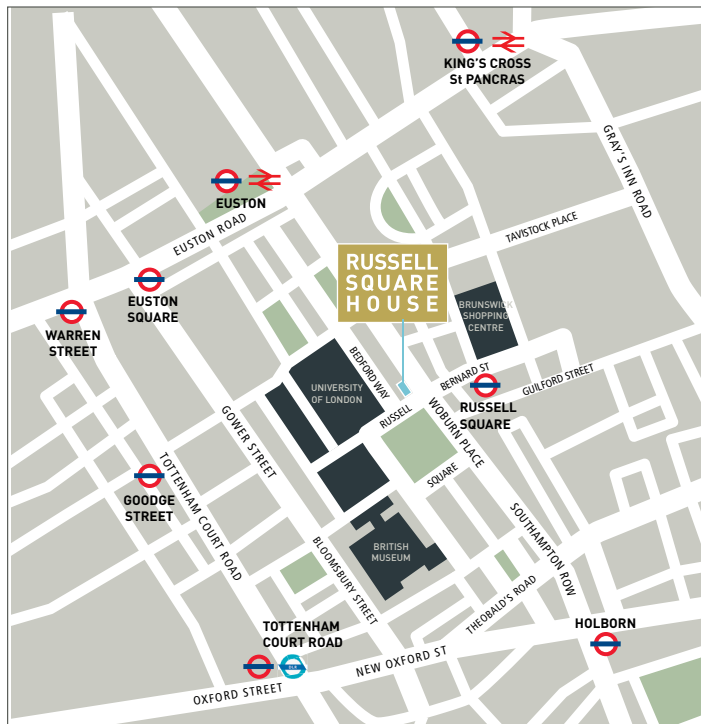
Cycle storage

Impressive manned ground floor entrance

3 passenger lifts

24 hour access





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



	1 minute	
	9 minutes	
	13 minutes	
	12 minutes	
	10 minutes	

Russell Square - Piccadilly Line

Holborn - Piccadilly and Central Lines

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

Euston - Northern, Victoria, London Overground and National Rail

Tottenham Court Road - Northern, Central and Elizabeth Lines

RENT: Full rent and lease terms on request.

LEASE: For a term to be agreed.

EPC: D 96.



VIDEO LINK

VIEWING: By appointment through landlord's sole agents



Part of **Eddisons**

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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. (June 2021)