

**TO LET**

CHARACTERFUL OFFICE SPACE AVAILABLE IN MIDTOWN

RUGBY CHAMBERS, 2 RUGBY STREET, LONDON WC1N 3QU (4TH FLOOR)



1,164 SQ. FT. (108.14 SQ.M.)

**LOCATION (GOOGLE MAPS) [LINK](#)**

Rugby Chamber is situated in the heart of Bloomsbury just off the vibrant Lamb's Conduit Street. The property is equidistant from Holborn (Central & Piccadilly Lines), Chancery Lane (Central Line) and Russell Square (Piccadilly Line) Underground Stations (10 min walk). The unit benefits from a range of leisure attractions nearby including Honey & Co, Pure Gym, The British Museum, Ciao Bella to name a few.

**rib.co.uk**

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)





**DESCRIPTION**

The accommodation comprises period cellular offices within this beautiful Grade II listed building. The available space is situated on the 4th floor and benefits from demised WCs and lift access. The 4th floor benefits from good ceiling height and an abundance of natural light throughout.

**LEASE**

A new a sub-lease for a term to be agreed up until 7<sup>th</sup> January 2024. The sublease will be outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II (as amended).

**POSSESSION**

Upon completion of legal formalities.

**EPC**

Available upon request.

**FINANCIALS**

Floor	Total
Size (sq. ft.)	1,164
Quoting/Passing Rent (p.a.) excl.	£49,470
Estimated Rates Payable (p.a.)	£19,711
Service Charge (p.a.)	£11,093
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£80,274</b>

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

**LEGAL COSTS**

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

**AMENITIES**

- Passenger lift
- Kitchenette
- Fibre internet connection
- Demised WC's
- Abundance of natural light
- Ground floor lobby area
- Village setting

**VIEWINGS:**

Strictly through Robert Irving Burns. For more information please contact:

**Jim Clarke**  
 Tel: 020 7927 0631  
 Email: [jim@rib.co.uk](mailto:jim@rib.co.uk)

**Ben Kushner**  
 Tel: 020 7927 0637  
 Email: [ben.k@rib.co.uk](mailto:ben.k@rib.co.uk)

**Thomas D'arcy**  
 Tel: 020 7927 0648  
 Email: [thomas@rib.co.uk](mailto:thomas@rib.co.uk)