

RIB

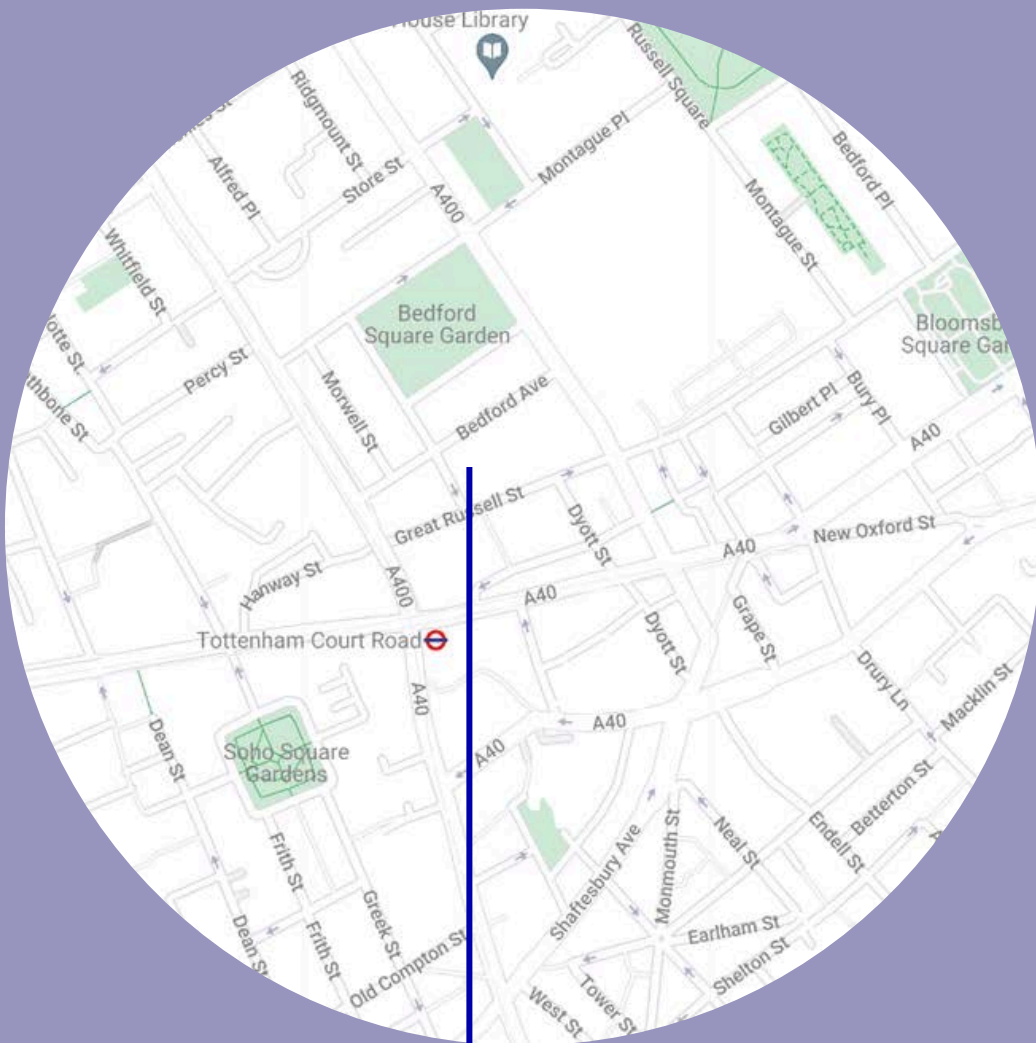
ROBERT IRVING BURNS

15 ADELINE PLACE

Fully Furnished Plug & Play 4th Floor Office
860 sq ft

Lower Ground Floor Also Available (Fully Furnished)
1,177 sq ft

LOCATION.



15
ADELINE
PLACE WCI



British Museum



Dalloway Terrace



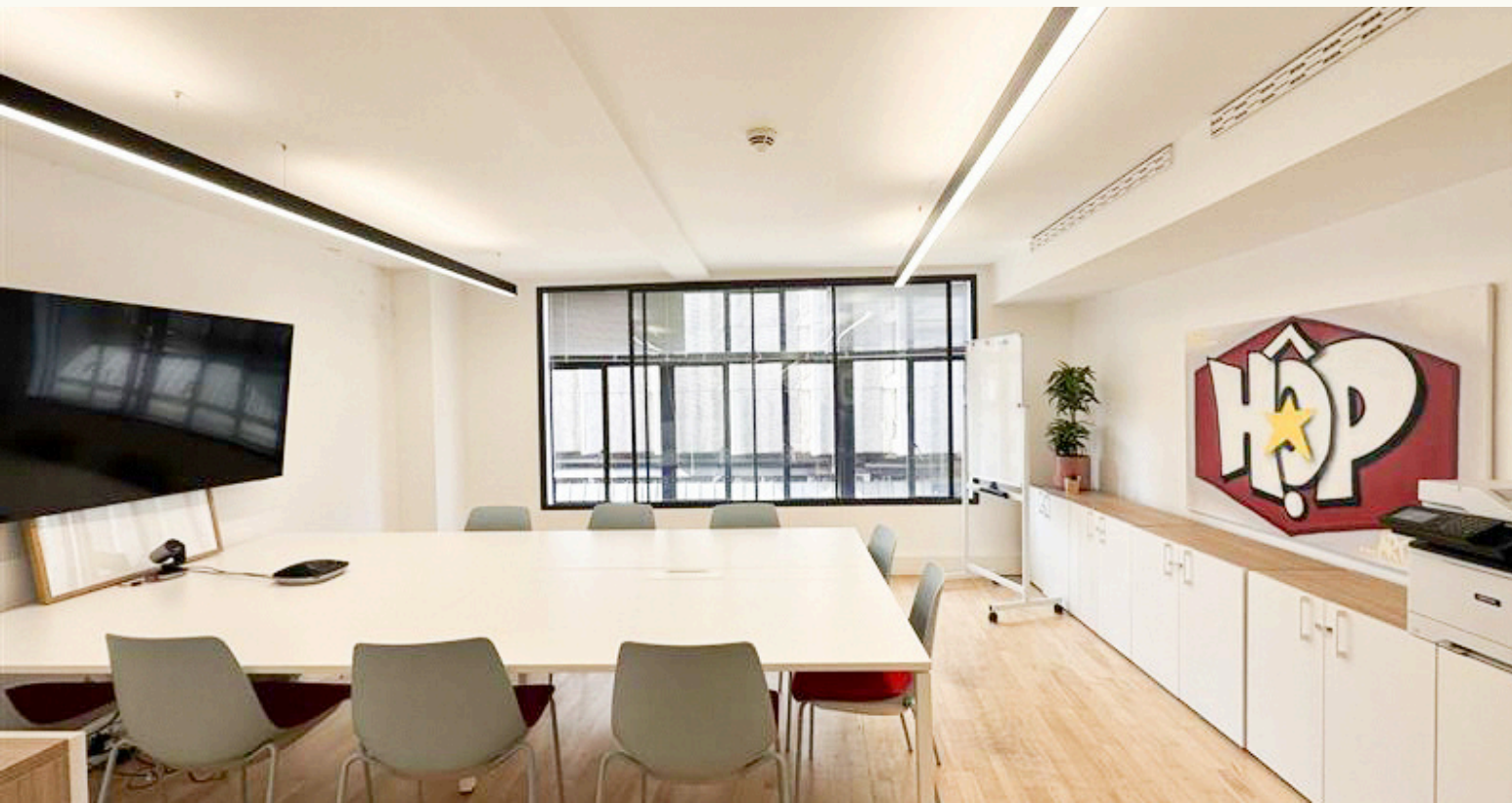
Bloomsbury Square

The property is located in the heart of Bloomsbury within the London Borough of Camden. Adeline Place is well positioned within the West End and is in close proximity to Soho and Fitzrovia. Bloomsbury is known for its rich history and now comprises a unique blend of residential and commercial uses with many companies relocating to the area.

The property is on the eastern side of Adeline Place close to its junction with Great Russell Street which is home to the British Museum.

The property is well served for transport links with numerous bus routes nearby and the newly refurbished Tottenham Court Road Underground Station which will open to the new Elizabeth Line (Crossrail link) in December next year. Goodge Street, Oxford Circus and Holborn Underground Stations are also within a short walking distance.

GALLERY.



DESCRIPTION.

1920s–30s and arranged over basement to fourth floor levels. The building has been comprehensively refurbished within the last four years, offering modern, high-quality accommodation behind a characterful façade.

The available fourth floor provides a fully fitted and furnished workspace (with a detailed furniture schedule available within the brochure), benefitting from individually controlled air conditioning and contemporary LED lighting throughout.

The accommodation is thoughtfully arranged to include a fitted meeting room (for up to 9 persons), 6 workstations, breakout space, and an informal meeting area, making it immediately occupiable for an incoming tenant.

The floor further benefits from shower and WC facilities, together with energy-efficient lighting, providing a highly functional and attractive working environment.

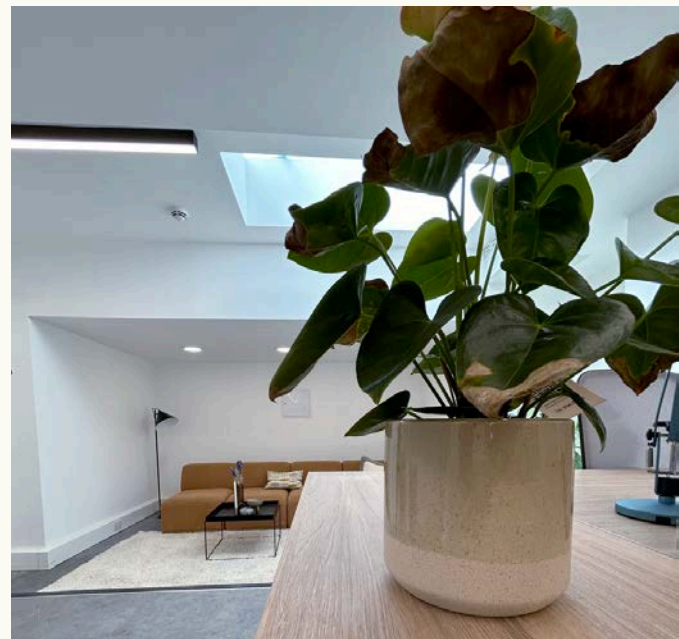
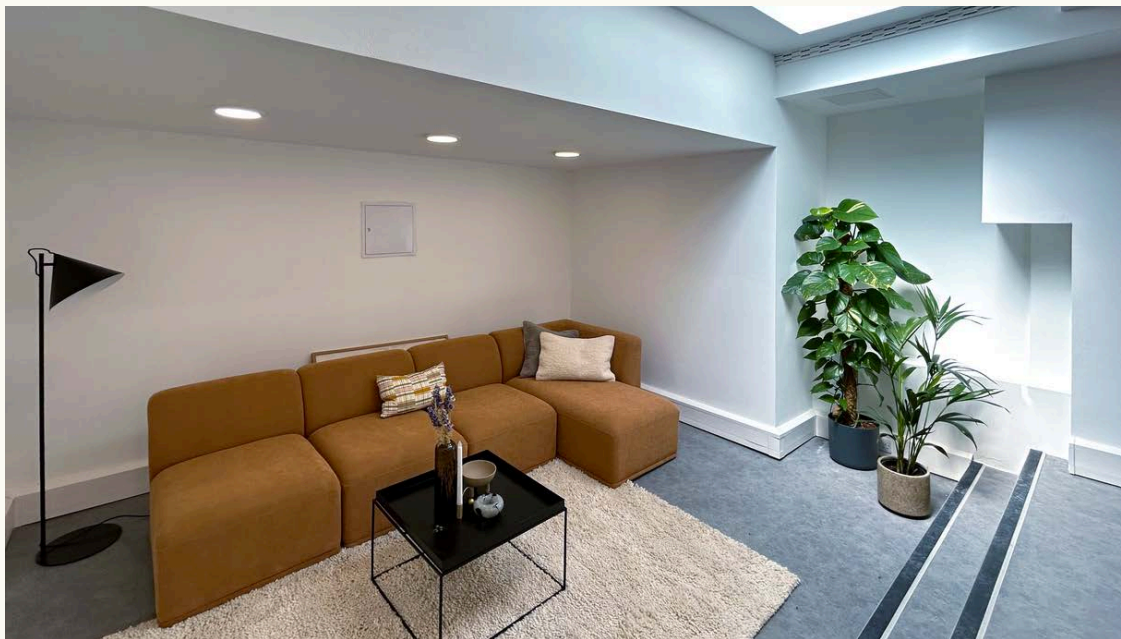


FINANCIALS

| Floor | Lower Ground Floor | Fourth Floor | Total |
|--|---------------------------|---------------------|-----------------|
| Size (sq ft) | 1,177 | 860 | 2,037 |
| Quoting Rent (p.a.) excl. | £32,368 | £51,600 | £83,968 |
| Service Charge | £8,924 | £10,501 | £19,425 |
| Estimated Rates Payable (p.a.) | £11,232 | £17,604 | £28,836 |
| Estimated Occupancy Cost excl. (p.a.) | £52,524 | £79,705 | £132,228 |

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

LGF PHOTOS.



CONTACT US

LEASE

new effective Full Repairing and Insuring lease(s) 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.

FLOOR PLANS

Available on request.

VAT

TBC

EPC

TBC

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.

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