ROBERT IRVING BURNS

15 ADELINE PLACE WC1

TO LET
Ground Floor Premises

SUITABLE FOR NEW BUSINESS CLASS E
(OFFICES, CLINICS, LEISURE ETC.)

DESCRIPTION.

Arranged over the ground floor, the premises were refurbished in 2021 and provide high-quality, fully fitted and furnished office accommodation.

The space benefits from engineered timber flooring, comfort cooling and air conditioning (not tested), together with excellent natural light from both the front and rear elevations. A centrally positioned skylight further enhances the sense of light and space throughout. The accommodation includes a fitted meeting room to the front, a kitchenette extending along the left-hand wall upon entry, two internal WCs and a shower facility.

The premises offer an attractive, ready-to-occupy workspace, ideally suited to businesses seeking a well-presented office with minimal fit-out requirements.

AMENITIES

- Ground-floor accommodation
- Refurbished in 2021
- Fully fitted and furnished
- Engineered timber flooring
- Comfort cooling and air conditioning (not tested)
- Excellent front and rear natural light
- Central skylight
- Fitted meeting room
- Fitted kitchenette
- Two WCs
- Shower facilities
- Ready for immediate occupation



Ground Floor

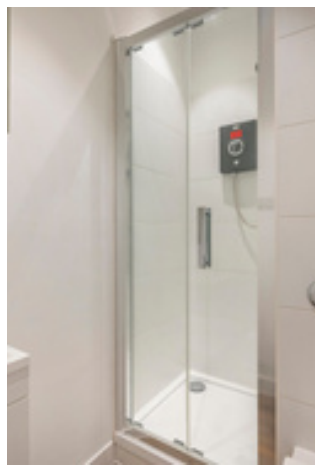
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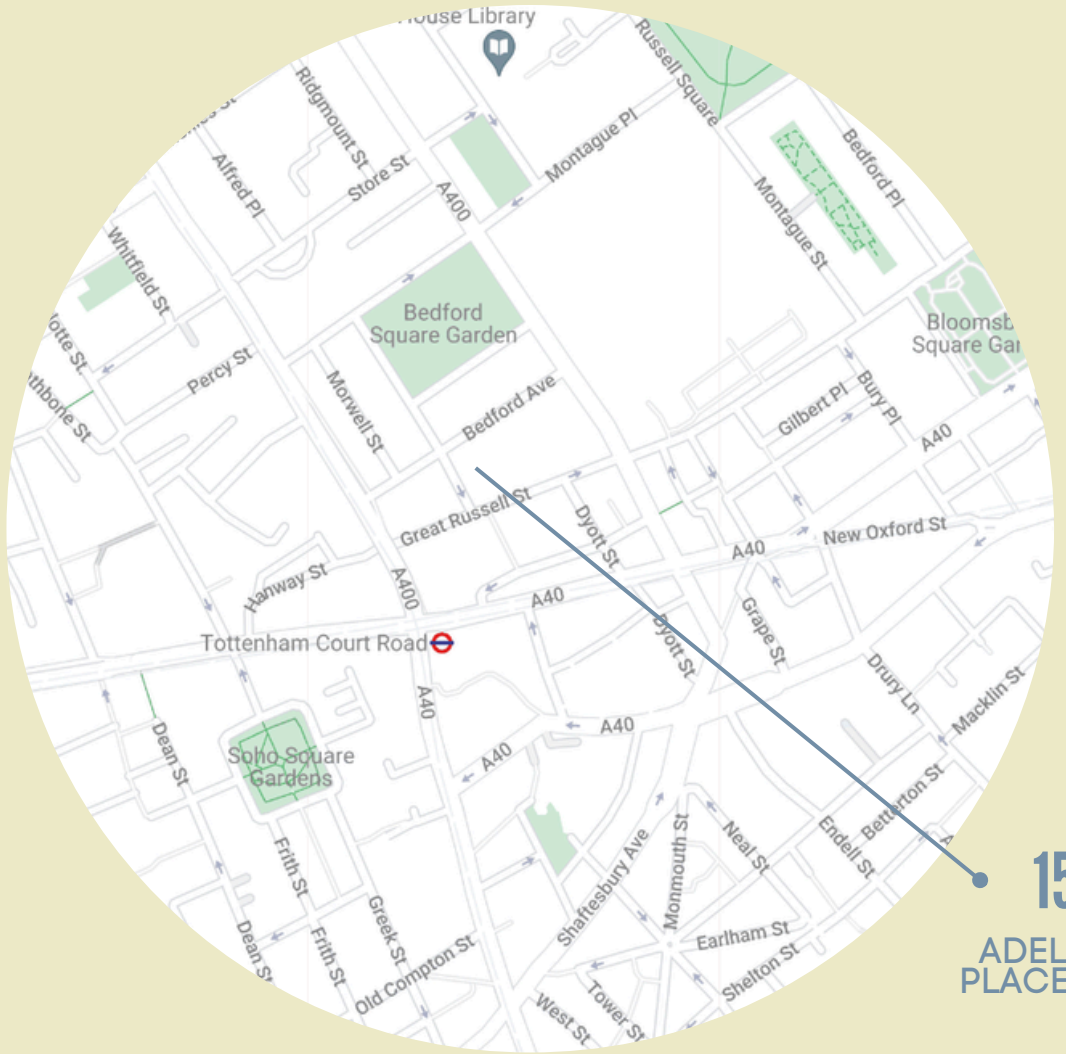


Please note: Former fit-out, which will be reinstated.

LOCATION.

The property is in the heart of Bloomsbury, within the London Borough of Camden. Adeline Place is well positioned in the West End, close to Soho and Fitzrovia. Known for its rich history, Bloomsbury now offers a distinctive mix of residential and commercial uses and continues to attract companies relocating to the area. The property occupies the eastern side of Adeline Place, near its junction with Great Russell Street, home to the British Museum.

The property benefits from numerous nearby bus routes and is a short walk from Tottenham Court Road, Goodge Street, Oxford Circus and Holborn Underground stations. Tottenham Court Road Station has recently been refurbished and will provide access to the Elizabeth Line.









TOTTENHAM COURT ROAD
2 min

OXFORD CIRCUS
13 min
4 min

LONDON EUSTON
19 min
9 min

GREAT PORTLAND STREET
19 min
13 min

KING'S CROSS
16 min

LIVERPOOL STREET
8 min

PADDINGTON
8 min

VICTORIA STATION
13 min

KEY:

- Circle
- Hammersmith & City
- Metropolitan Line
- Bakerloo
- Central
- Victoria Line
- Piccadilly
- Jubilee
- Overground
- Avanti West Coast
- Caledonian Sleeper
- West Midlands Trains
- TfL Rail
- Elizabeth Line
- Nothern Line
- District Line
- Gatwick Express
- Southern
- southeastern
- Thameslink

FINANCIALS.

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Floor	Ground Floor
ft2	870
m2	80.8256

Floor	Ground Floor
Quoting Rent (p.a.) excl.	£50,025
Service Charge	£6,596
Estimated Rates Payable (p.a.)	£18,684
Estimated Occupancy Cost excl. (p.a.)	**£75,305**

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.

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.

EPC

B rating.

SCALE FLOOR PLANS

Available upon request.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities.
Available December 2026

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.
September 2026.

CONTACT

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