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BEDFORD ROW

LONDON WC1



42-43 BEDFORD ROW

Executive Summary

- Prime Midtown location.
- Attractive tree lined street, adjacent to Gray's Inn.
- Within 500m of Chancery Lane and Holborn underground stations.
- 6,875 sq ft (638.7 sq m) net internal area of offices arranged over lower ground, ground and 3 upper floors (Use Class E).
- Grade II listed.
- Immediate full vacant possession.
- Ideally suited for owner occupiers or investors.
- Held on long leasehold from The Trustees of the Bedford Charity for approximately 129 years unexpired at a peppercorn rent.

Proposal

- Offers in excess of £3,500,000 are invited for the leasehold interest, subject to contract and exclusive of VAT, reflecting a low capital value of £509 per sq ft.



Royal Courts of Justice

Lincoln's Inn Fields

Covent Garden

42



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Holborn

Chancery Lane

High Holborn

Gray's Inn Gardens

BEDFORD ROW





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Location

42-43 Bedford Row is located on the western side of Bedford Row, close to the junction with Sandland St and a short walk from High Holborn in London’s Midtown.

Bedford Row itself is an elegant tree lined street of Georgian style properties. It is synonymous with the legal profession, given it is immediately adjacent to the Honourable Society of Gray’s Inn which dates from 1370.

London’s Midtown is a key destination in Central London, along with the City and West End. Historically it has been the epicentre of the legal sector in England, but in recent decades has attracted a diverse range of tenants. Notable local occupiers include: Mishcon de Reya, Amazon, Goldman Sachs, Deloitte, WSP and Publicis Groupe UK.

Connectivity

The Property has excellent transport links with Chancery Lane (Central line) and Holborn (Central and Piccadilly lines) underground stations both within 500m.

Farringdon Station is within 1km and provide direct access to Underground (Hammersmith & City, Metropolitan and Circle lines), Elizabeth line and mainline rail Thameslink services.



Rosewood Hotel



Bedford Row



Pear Tree Café



Restaurants

1. Namaste
2. La Fromagerie
3. Kitchen Theory
4. Meeting Noodles
5. Bahn Mi Bay
6. L'Oscar
7. Shoyu
8. The Bountiful Cow
9. The Bull Steak
10. Shujie
11. Holborn Dining Room
12. Mirror Room
13. Isolabella

14. Dibs
15. MCR Restaurant & Dining

Retail

1. Folk Clothing
2. Dawson Flowers
3. Aesop
4. Shrine to the Vine
5. Pentreath & Hall
6. Blackacre
7. Loake
8. LondonSilver Vaults

Cafés

1. Knockbox Coffee
2. Becks Café
3. Catalyst
4. Little Venice Café
5. Redemption Roasters
6. Meletius
7. Pear Tree Café

Hotels

1. L'Oscar
2. Rosewood
3. Middle Eight



Gray's Inn Gardens



Lamb's Conduit



42-43 BEDFORD ROW



Description

The Property was original built by Nicholas Barbon in 1693. It comprises two Grade II listed interconnected elegant brick terrace buildings with wood sash windows. The Property can be accessed via 2 ornate wood carved doorways from Bedford Row.

It provides 6,875 sq ft (638.7 sq m) of Class E offices arranged over lower ground, ground and 3 upper floors accessed via 2 main staircases. There are excellent levels of natural light across all floors.

FLOOR	SQ FT	SQ M
3rd	1,135	105.4
2nd	1,209	112.3
1st	1,171	108.8
Ground	1,843	171.2
Lower Ground	1,517	141.0
Total	6,875	638.7

Specification

The offices were recently refurbished and provide the following specification:



Centrally heated throughout.



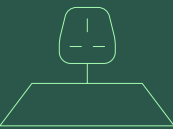
Air conditioning on ground and lower ground floors.



Retained period features throughout.



Large ground floor conference room.



Newly carpeted floors and wall sockets.



Cat 5e cabling.



Modern kitchens.





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Further information

FLOOR PLANS

A copy of the measured survey floor plans can be accessed via this link.

TENANCY

Immediate full vacant possession.

EPC

F (144)

PLANNING

The Property is located in the London Borough of Camden. It is Grade II listed and within the Bloomsbury Conservation Area.

VAT

The Property is elected for VAT purposes.

ANTI MONEY LAUNDERING

A successful bidder will be required to provide anti-money laundering information in accordance with HMRC regulations.

PROPOSAL

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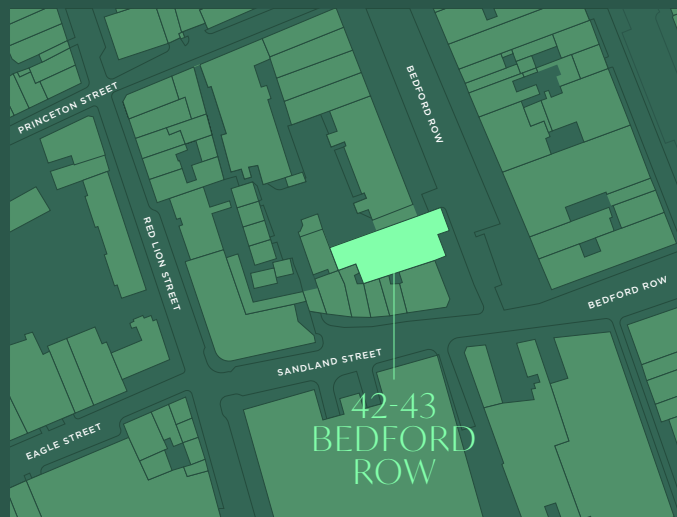
CONTACT

For further information or to arrange an inspection, please contact:

TENURE

The Property is held on a long leasehold from The Trustees of the Bedford Charity for a term of 150 years from 25th March 2005, approximately 129 years unexpired. The head rent is a peppercorn.

The User clause does not permit residential use.



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Partnership

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Marketing: Stuart Chapman Design