

6 Coptic Street Bloomsbury WC1

Suitable For Owner Occupiers
& Investors alike



Investment Summary

- Freehold
- Situated in a prime Bloomsbury location on Coptic Street, off New Oxford Street, in close proximity to landmarks such as the British Museum, SOAS University & The British Library.
- Excellent transport connectivity, with Tottenham Court Road just a 4 minute walking distance.
- Comprehensively refurbished in Q4 2018 to provide 2,368 sq ft (220.0 sq m) of office accommodation arranged over lower ground, ground and 3 upper floors
- 1st – 3rd floor are multi let at a total passing rent of £51,000 per annum. All leases are contracted outside of the Landlord & Tenant Act 1954. The ground and lower ground are currently vacant.
- Opportunity for immediate owner occupation of LG & G with scope to expand into upper floors upon respective lease expiries.



Building Overview

Comprehensively refurbished in Q4 2018, 6 Coptic Street comprises of 2,368 sq ft (220.0 sq m) of office accommodation arranged over lower ground, ground, and 3 upper floors. Each office floor offers high-quality accommodation with natural light from two sides, private kitchenettes, and underfloor heating. The top floor benefits from a pitched roof and sky lights. The building also benefits from the following specifications:

- NEST Heating System (Per Floor)
- Timber Flooring on Each Floor
- Under Floor Heating Throughout
- LED Spot Tube Lightning
- Fibre Connectivity Throughout
- 24-hour access
- Kitchenette (Each Floor)
- WCs on Each Floor Landing
- Minimum 2.7m Floor to Ceiling Height



Location

Coptic Street is located in the heart of Bloomsbury linking New Oxford Street, Little Russell Street and Great Russell Street. The local area benefits from an array of cafes, restaurants and boutique shops situated on Museum Street.

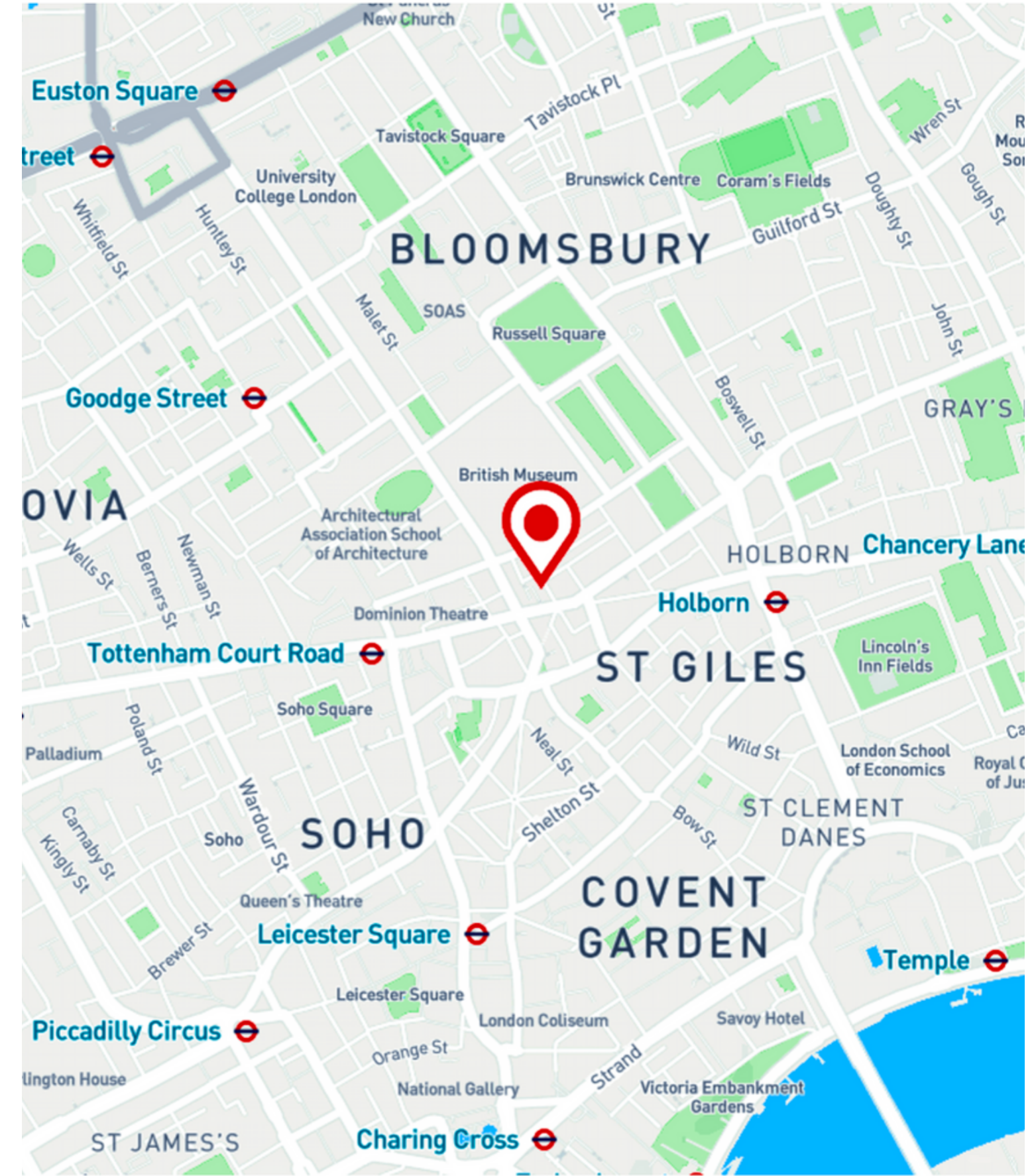
Bloomsbury is home to a variety of distinguished and celebrated landmarks such as The British Museum, SOAS University, The British Library, Woburn Walk and Senate House.

Connectivity

6 Coptic Street benefits from excellent transport connectivity with Tottenham Court Road and Holborn underground stations within five minutes' walking distance. Tottenham Court Road provides convenient access to the new Elizabeth Line.

Walking Distance from 6 Coptic Street:

- Tottenham Court Road - 4 mins
- Holborn - 5 mins
- Covent Garden - 8 mins
- Goodge Street - 10 mins
- Russell Square - 10 mins

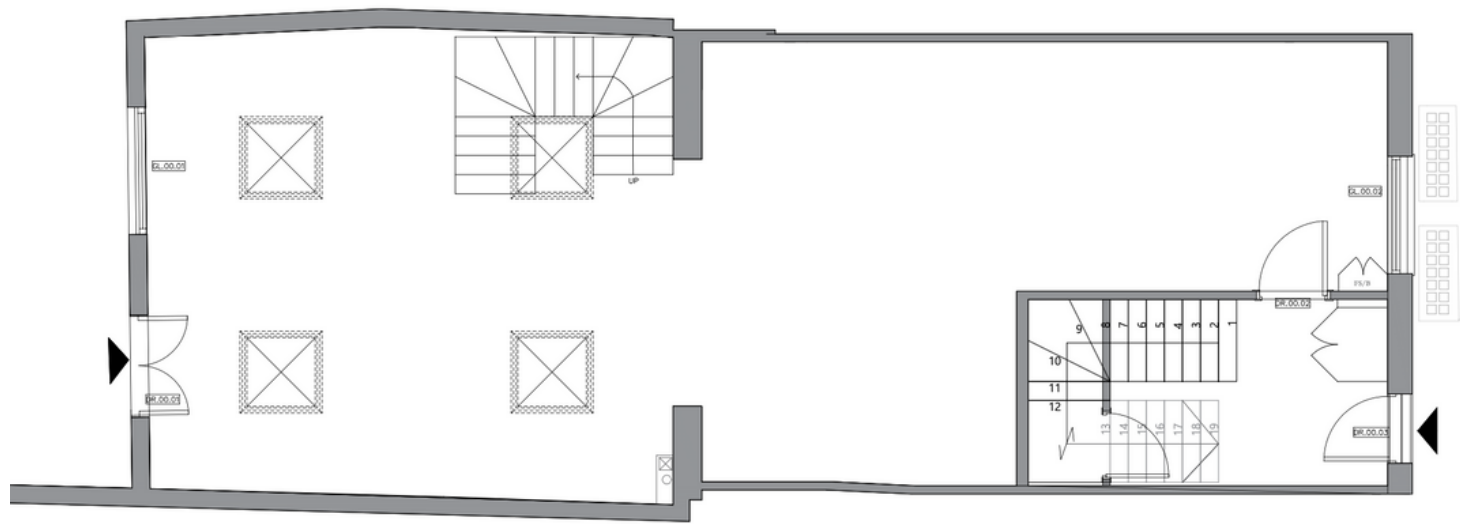


Tenancy Schedule

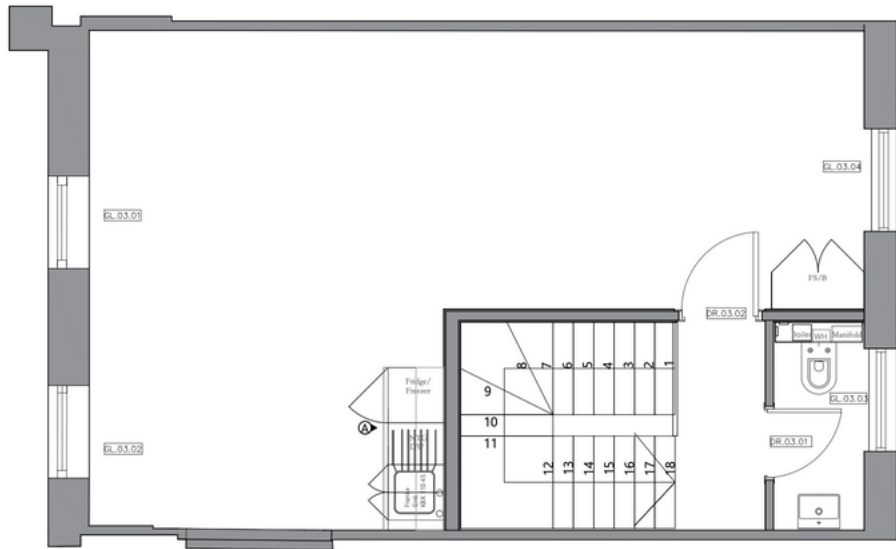
6 Coptic Street is currently multi-let across the 1st - 3rd floors at a total rent of £51,000 per annum. The ground and lower ground floor are vacant.

Floor	Sq ft	Tenant	Start Date	Break	End Date	Rent (PA)	Rent (PSF)	Comments
3rd	366	Lucy Irby PR Ltd	03/03/2023	02/03/2025	02/03/2026	£17,000	£46.45	- Tenant break option - 6 months notice period
2nd	366	FightGravityFilms Ltd	08/07/2022		07/07/2025	£17,000	£46.45	
1st	366	ATYU Ltd	29/07/2022	29/01/2025	29/07/2027	£17,000	£46.45	- Tenant break option - 6 months notice period
G	715	Vacant						
LG	555	Vacant						
TOTAL	2,368					£51,000		

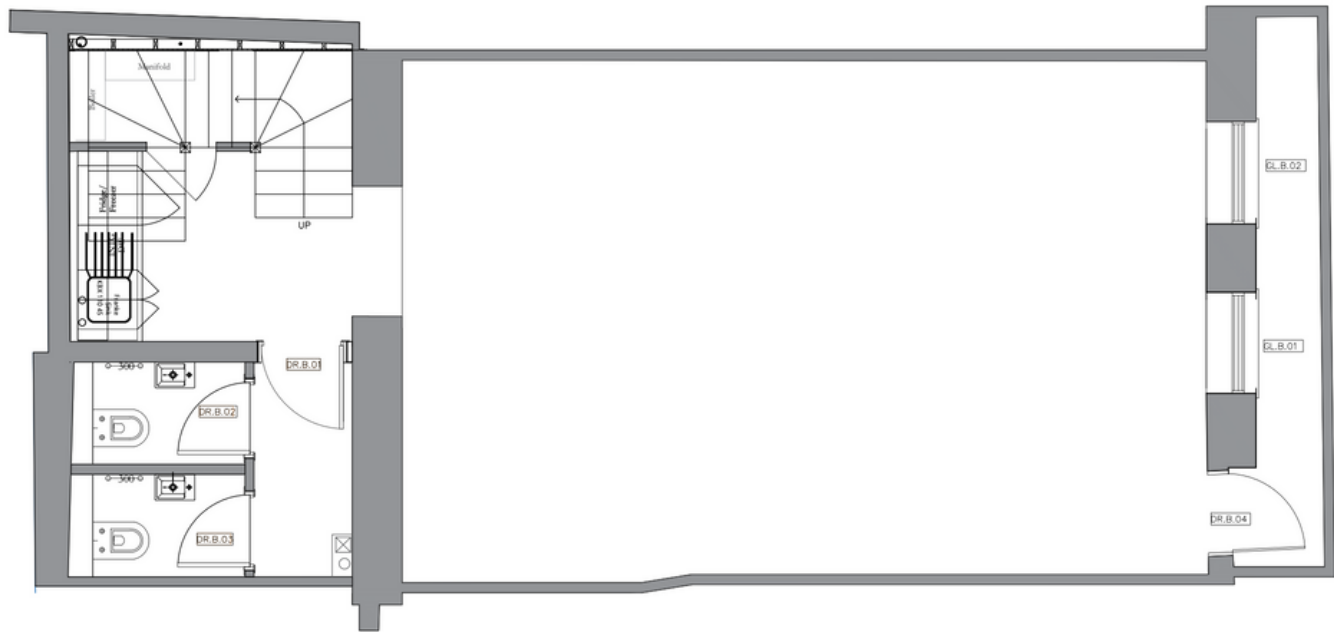
Accomodation Schedule



Ground Floor



Third Floor



Basement Floor

Floor	Use	Sq ft	Sq m
3rd	Office	366	34.0
2nd		366	34.0
1st		366	34.0
G		715	66.4
LG		555	51.6
TOTAL		2,368	220.0

Further Details

Planning

Property is located in the London Borough of Camden.

The property is not listed but is situated within the Bloomsbury Conservation Area.

Tenure

Freehold

EPC

Available Upon Request

VAT

The property is elected for VAT

Proposal

Offers are invited for the Freehold interest, subject to contract and exclusive of VAT



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