

40 Bernard Street Bloomsbury WC1

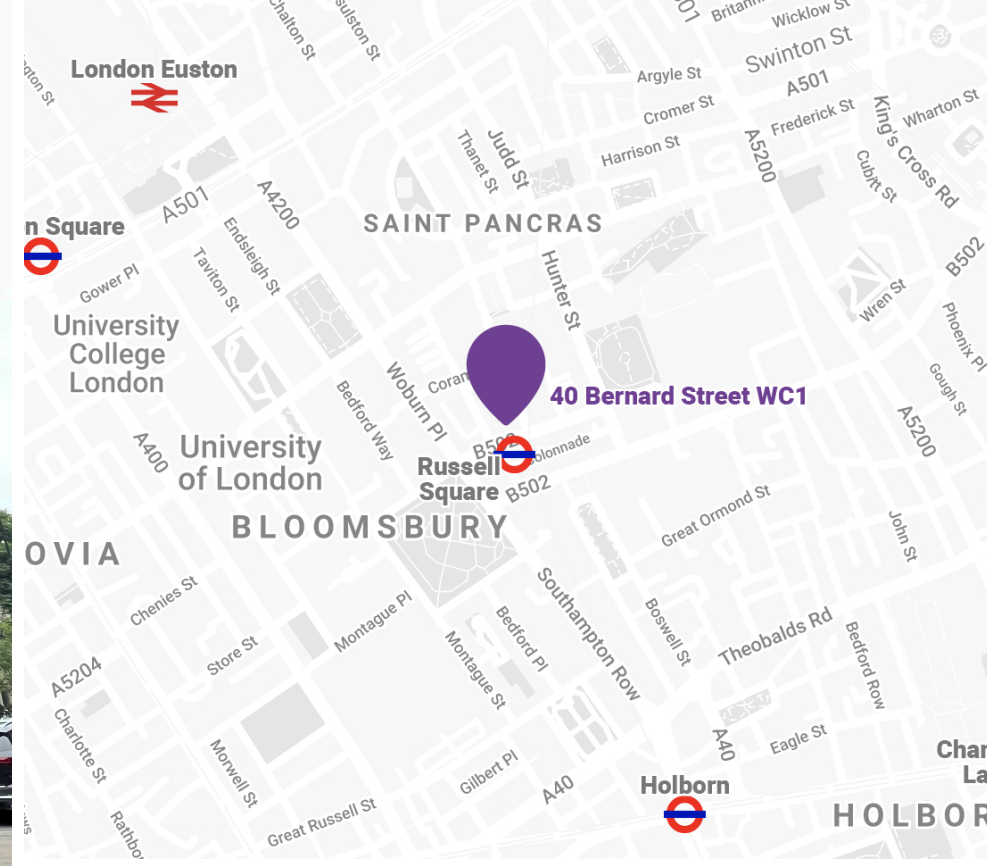
Fully Fitted Private Managed Office Space

6,247 sq ft to 14,930 sq ft

Agent Broker Fees Available



40 Bernard Street Bloomsbury WC1



	<u>Russell Square</u>	 1 min
	<u>Holborn</u>	 11 min
	<u>Euston Square</u>	 13 min
	<u>London Euston</u>	 15 min
	<u>Chancery Lane</u>	 18 min

40 Bernard Street Bloomsbury WC1

How does a beautiful private office Bloomsbury sound? Re-imagine yourself in an inviting, positive setting that will inspire new thinking and help you build your business's identity – all a stone's throw from the Brunswick Centre and Russell Square tube station.



**Air
Conditioning**



**LED
Lighting**



**2 x 10 Person
Passenger Lifts**



**Exposed
Services**



**High Speed
Internet**



**Bookable
Meeting Rooms**



**Bike
Storage**



**Private
Shower**



**24/7
Access**



**On-Site
Security**



**Kitchen
Facilities**



**Local IT
Support**



**On Site Parking
by separate
licence**



**Natural
Light**



40 Bernard Street Bloomsbury WC1

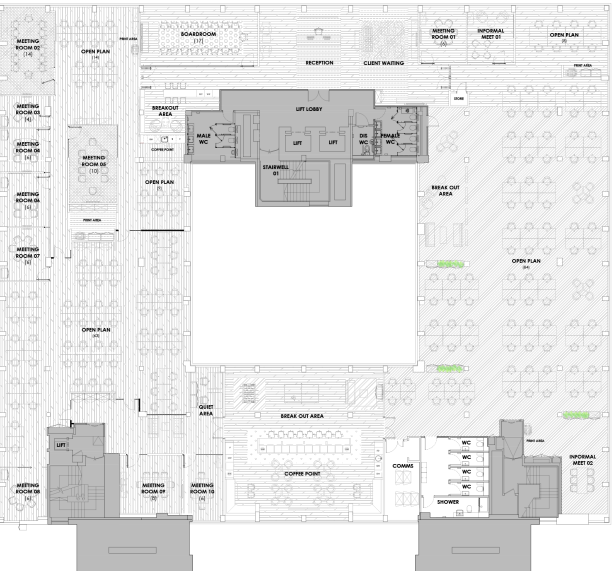
We can provide an entire private self-contained plug and play office floor or split floors from 6,247 to 14,930 sq ft.

Floor Areas & Pricing Summary

	Sq Ft	Sq M	Price PSF	PCM (All Inclusive)
Third (Option A)	6,247		From £170	£88,500
Third (Option B)	8,247		From £170	£117,000
Third (Option C)	14,930		From £170	£211,500



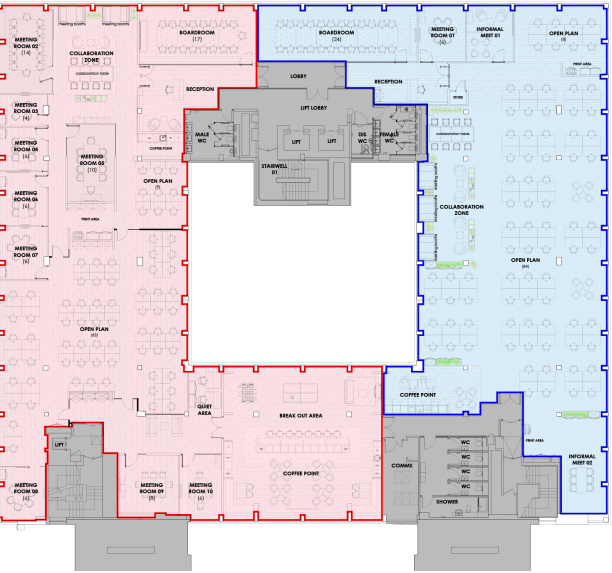
Entire Third Floor



Bernard Street

Marchmont Street

Proposed Splits - Third Floor



Bernard Street

Marchmont Street

40 Bernard Street Bloomsbury WC1

Flexible private workspace for dynamic businesses

- Fully managed plug and play hybrid office space
- Flexible contract (minimum 12 month term)
- No upfront capital expenditure
- No rigid long-term leasing commitments
- Easy to scale workspace as required
- Bespoke office design and fit-out tailored to your needs
- Move in within 6-8 weeks

Cost-effective, plug and play private premium workspace with everything included in one monthly fee

- Rent, business rates, service charge
- Building utilities: water, electricity, heating and air conditioning
- Fibre line (primary + back-up)
- All basic workplace furniture as standard
- Unlimited access to club lounge (co-working space) at 25 buildings across the UK (including 17 offices in London)
- Digital access control and 24/7 on-site security
- COVID-19 health & safety procedures and safety certified
- Daily and overnight cleaning
- Post handling
- Bike parking and private shower
- Secure car parking (subject to availability and additional charge)



40 Bernard Street Bloomsbury WC1



Viewings are strictly by appointment.
For further information contact the agents.

David Earle
07850 056626
dearle@lsh.co.uk

Craig Hinvest
07938 378982
chinvest@lsh.co.uk

**Lambert
Smith
Hampton**

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. October 2021.