

## 39-40 RUSSELL SQUARE, W1

Self-contained office of 8,104 sq. ft.



### LOCATION

The building is situated on the west side of Russell Square and is easily accessible by Russell Square and Tottenham Court Road underground Stations. Euston mainline station is also within a short walk. The area is home to a number of world leading universities, colleges and hospitals.

### DESCRIPTION

The property comprises modern open plan floors behind a traditional period façade. The building is of brick construction which are arranged over five floors.

The Grade II listed office has recently undergone a comprehensive refurbishment and provides floors that are a mix of central heating and AC.

The 3<sup>rd</sup> floor has a west facing roof terrace.

### TRANSPORT LINKS

Russell Square  6 minutes

Holborn  7 minutes

Tottenham Court Road  9 minutes

### Accommodation

The building is available as a whole.

Floor	Area
3 <sup>rd</sup>	1,288
2 <sup>nd</sup>	1,931
1 <sup>st</sup>	1,914
Ground	1,460
Lower Ground	1,333
Lower Ground Store	81
Vaults	97
<b>Total</b>	<b>8,104</b>

### TERMS

A new lease is available directly from the landlord for a term by arrangement.

**Rent:** £57.50 per sq. ft. (No VAT)

**Rates:** c. £18.50 per sq. ft.

**Service charge:** TBC

EPC to be confirmed.

### CONTACT

For further information or to arrange a viewing.

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