

**PROMINENT GROUND & LOWER GROUND FLOOR (CLASS E)**

**OPPOSITE RUSSELL SQUARE UNDERGROUND & CLOSE TO UCL CAMPUS**

**RUSSELL SQUARE HOUSE, WOBURN PLACE, LONDON, WC1**



## **LOCATION**

The premises are situated in a very prominent position at the corner of Woburn Place and Russell Square, and opposite Bernard Street, which offers access to Russell Square Underground Station.

The frontage and entrance to the unit is on Woburn Place, almost at the corner with Russell Square. The main UCL Campus is within a short walk and the area is also dominated by a significant number of hotels, and The Brunswick Shopping Centre.

## **DESCRIPTION**

The premises are planned over ground and lower ground floor having the following approximate floor areas: -

|                    |                                           |
|--------------------|-------------------------------------------|
| Ground Floor       | 335 sq.ft.                                |
| Lower Ground Floor | 1,000 sq.ft. (to include security vaults) |
| <b>Total</b>       | <b>1,335 sq.ft. (124 sq.m.)</b>           |

## **RENT**

£49,500 per annum exclusive plus VAT.

## **LEASE**

A new lease is to be granted for a term to be agreed.

## **EPC**

D96

## **VIEWING**

By appointment through landlord's sole letting agents:

**HNG**  
**Richard Spencer / Will Gyngell**  
**0203 205 0200**

7-10 Chandos Street  
Cavendish Square  
London W1G 9DQ  
**T 020 3205 0200**  
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[info@hng.co.uk](mailto:info@hng.co.uk)  
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Subject to contract and exclusive of VAT if applicable

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