

45  
BEDFORD ROW

LONDON WC1

763-2,540 SQ FT (70.9-236.0 SQ M)  
REFURBISHED TOWN HOUSE OFFICES IN THE HEART OF MIDTOWN  
AVAILABLE TO LET





## 45 BEDFORD ROW, LONDON, WC1R 4LR

45 Bedford Row has been stylishly refurbished, now providing a series of small office suites. The property is situated at the southern end of Bedford Row, situated half way between Chancery Lane (Central line) and Holborn (Central & Piccadilly lines) Underground Station.

The local area benefits from first class local amenities with an abundance of food & beverage outlets, essential retailers and is a short walk to Covent Garden.

### SCHEDULE OF AREAS

Floor	Area (sq ft)	Area (sq m)	Availability
Fifth	315	29.3	To be let with 4 <sup>th</sup>
Fourth	676	62.8	To be let with 5 <sup>th</sup>
Third	786	73.0	Fitted & furnished
Second	Let	Let	Let
First	763	70.9	
<b>TOTAL</b>	<b>2,540</b>	<b>236.0</b>	

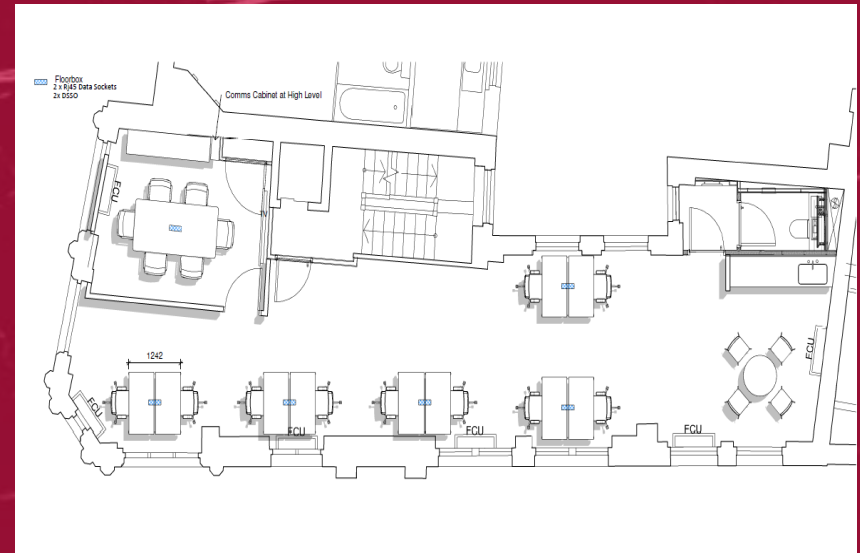
Rent – £50.00 per sq ft pax

Rates - £17.00 per sq ft est

Service Charge - £12.22 per sq ft

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

### FLOOR PLAN



### SPECIFICATION

- Extensively refurbished
- Passenger lift
- Kitchenette (3<sup>rd</sup>)
- Air cooling
- Raised floors
- New LED lighting

## FOR MORE INFORMATION

STRICTLY THROUGH THE LETTING AGENT:

### JAMES PROCTOR

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# Hartnell Taylor Cook

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