

RIB

ROBERT IRVING BURNS

JOINT AGENTS

Alexander  
Reece

Thomson

CHARTERED SURVEYORS



# RUSKIN HOUSE

40-41 MUSEUM STREET, LONDON, WC1A 1LT



· OFFICE SPACE IN CENTRAL LONDON ·

1,055-2,717 SQ FT AVAILABLE TO LET

## DESCRIPTION

The accommodation comprises a selection of attractive period-style cellular offices within this impressive Grade II listed building. The available suites are situated on the first and third floors and are fully self-contained, benefiting from direct passenger lift access and dedicated male and female WC facilities.

The office accommodation offers an abundance of natural light throughout, creating a bright and professional working environment. Additional features include central heating, perimeter trunking and data cabling, cellular office configuration, and access to a shared reception. The first-floor suite also benefits from a dedicated kitchenette facility.



## AMENITIES

- PASSENGER LIFT PROVIDING DIRECT ACCESS TO ALL FLOORS
- SHARED RECEPTION
- EXCELLENT NATURAL LIGHT
- CENTRAL HEATING
- CELLULAR OFFICE ROOMS
- PERIMETER TRUNKING AND DATA CABLING
- DEMISED SEPARATE MALE AND FEMALE WCS
- DEMISED FIRST FLOOR KITCHENETTE

## FINANCES

FLOOR	FIRST	THIRD	TOTAL
TOTAL SIZE (SQ.FT.)	1,662	1,055	2,717
QUOTING RENT (P.A.)	£65,649	£41,673	£107,322
ESTIMATED RATES PAYABLE (P.A.)	£27,600	£26,160	£53,760
SERVICE CHARGE	£18,061	£11,464	£29,525
INSURANCE CONTRIBUTION	£2,615	£1,660	£4,275
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£113,925</b>	<b>£80,957</b>	<b>£190,607</b>



## LOCATION & SITUATION

# LOCATED IN CENTRAL LONDON

Located in the heart of Midtown, Ruskin House occupies a prominent corner position at Museum Street and Little Russell Street.

The property benefits from an exceptional central location, just moments from The British Museum and within easy walking distance of both Holborn Station (Central and Piccadilly lines) and Tottenham Court Road Station (Central and Northern lines).

The area is also well served by numerous bus routes operating along New Oxford Street and Great Russell Street, providing excellent connectivity across Central London.



# LOCAL OCCUPIERS

## RESTAURANTS

- 1 Hawksmoor
- 2 Bloomsbury St Kitchen
- 3 Parsons
- 4 Flat Iron
- 5 Honey & Co Daily
- 6 Tattu
- 7 Giotto
- 8 Savoir Faire
- 9 Circolo Popolare
- 10 Seven Dials Market
- 11 Arcade Food Hall
- 12 Busaba
- 13 Eggslut
- 14 Great Court
- 15 SKZO

## BARS & PUBS

- 16 Princess Louise
- 17 Flight Club
- 18 Louche Soho
- 19 Golden Lion
- 20 The Leopard Bar

## COFFEE

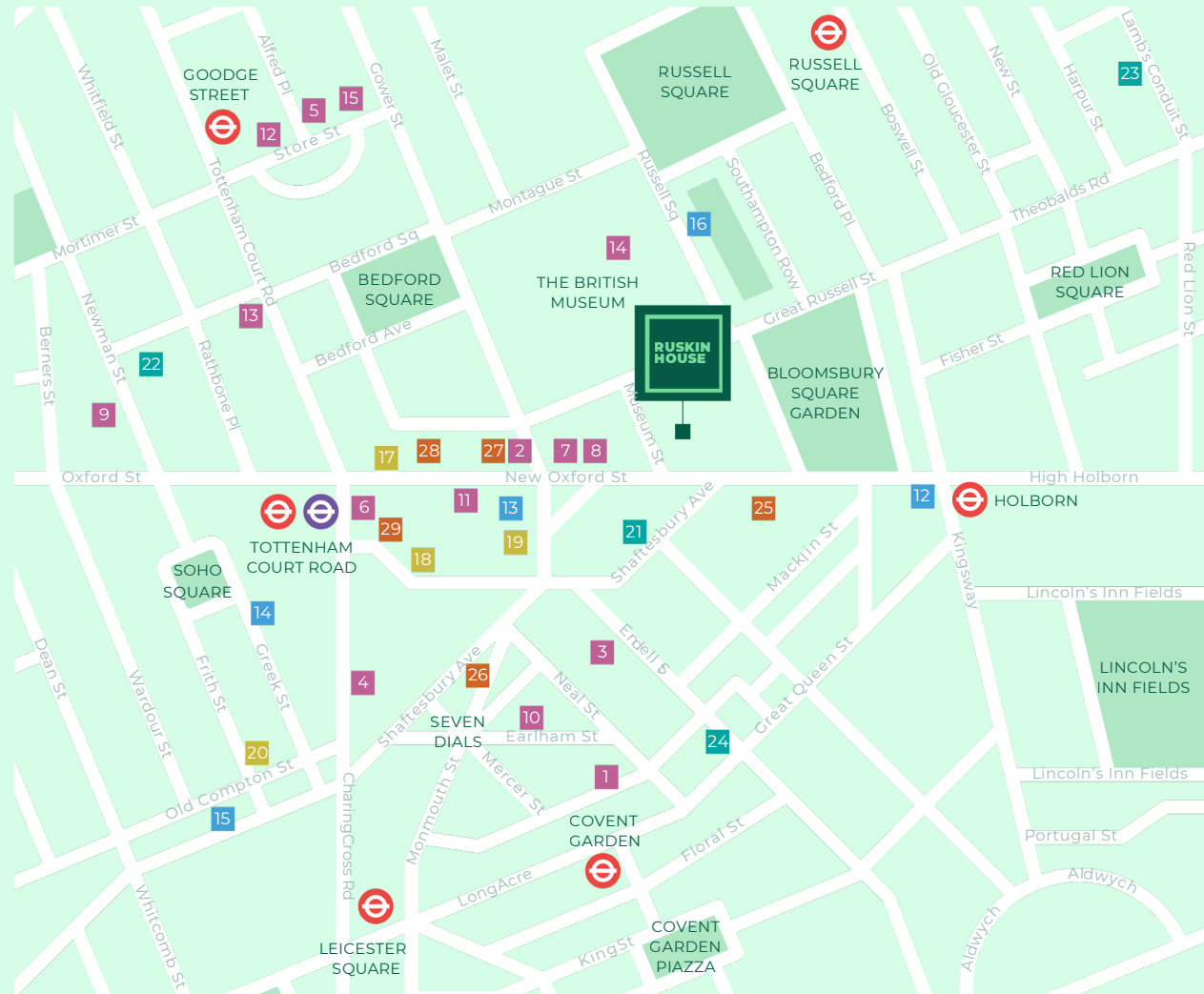
- 21 Blank Street Coffee
- 22 Black Sheep
- 23 The Coffee Tree
- 24 Bar Italia

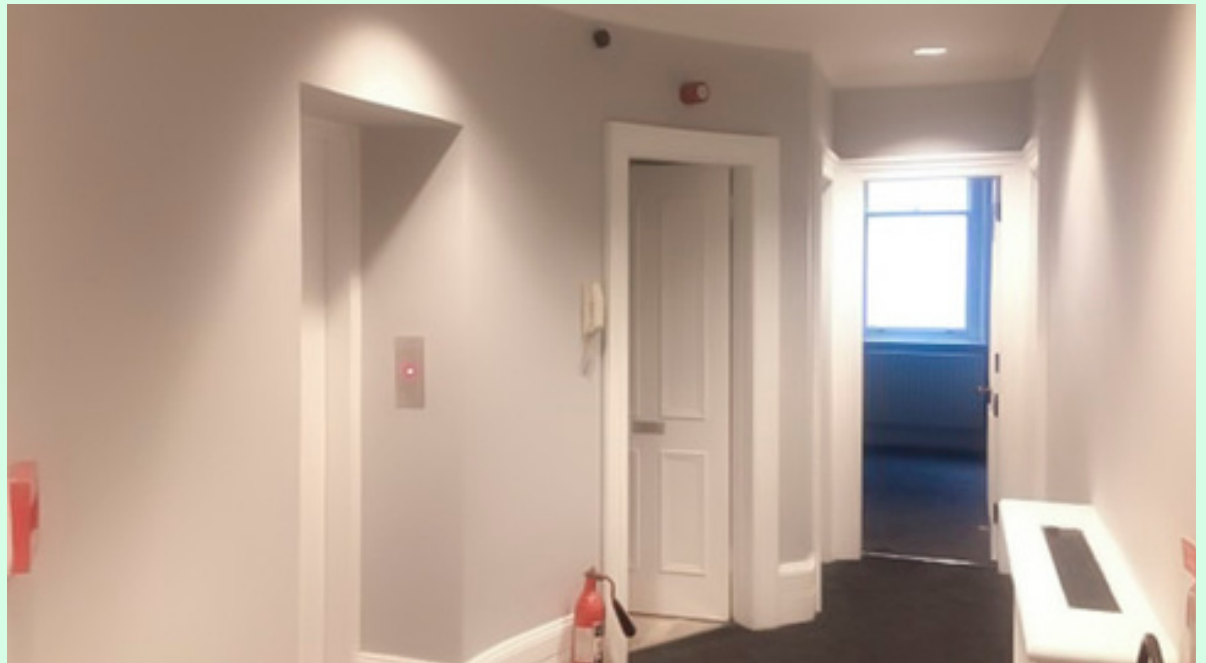
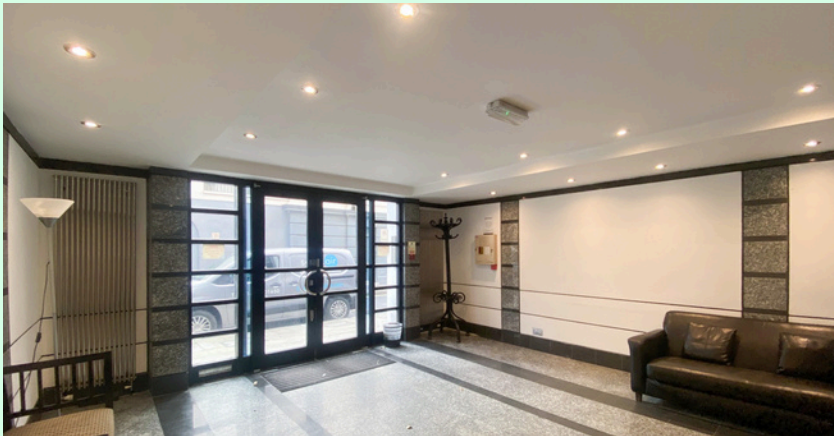
## GYMS

- 25 1Rebel
- 26 Digma
- 27 PureGym
- 28 Nuffield Health

## HOTELS

- 29 The Hoxton
- 30 Covent Garden Hotel
- 31 Radisson Blu
- 32 The Bloomsbury Hotel
- 33 Chateau Denmark





PLEASE NOTE THE PHOTOS ARE TAKEN BEFORE THE CURRENT TENANCY

RUSKIN HOUSE

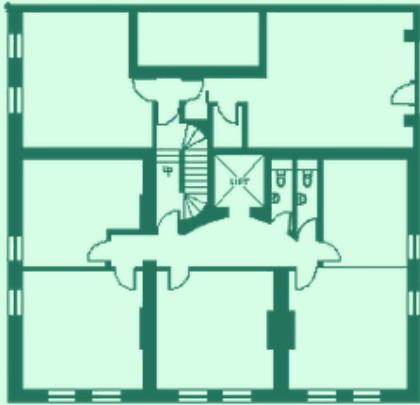




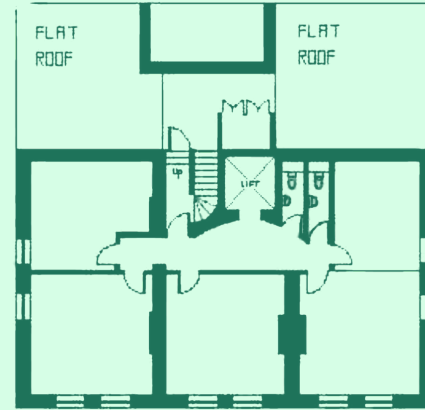
2ND FLOOR FOR INDICATIVE PURPOSES

## FLOOR PLANS

  
**FIRST  
FLOOR**



  
**THIRD  
FLOOR**



---

## FURTHER INFORMATION

### LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

Both floors are available together or separately.

### POSSESSION

Upon completion of legal formalities.

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### EPC

FIRST FLOOR: **82D** | THIRD FLOOR: **76D**

### VAT

The building is elected for VAT.

### FLOOR PLANS

Available floor plans



---

## CONTACT US

### Henry Bacon

020 7927 0646

Henry@rib.co.uk

### Jim Clarke

020 7927 0631

Jim@rib.co.uk

### Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

### Tom D'Arcy

020 7927 0648

Thomas@rib.co.uk

### OR OUR JOINT AGENTS

### Sebastian Norman

07970 273 545

sebnorman@artsurveyors.co.uk



ROBERT IRVING BURNS



---

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. May 2026