



OFFICE FOR RENT BLOOMSBURY

698 SQ. FT. FITTED OFFICE
AVAILABLE TO LEASE ON FLEXIBLE TERMS

**24 Bedford Row
London, WC1R 4TQ**



OPPORTUNITY SUMMARY

- Fitted with desks, a meeting room and storage - move in straight away
- Access to shared meeting rooms and an event space
- All-inclusive rent (utilities and internet included)
- Bright corner office with generous floor-to-ceiling height
- 698 sq. ft. meaning space for 8-12 desks
- Central location close to Holborn & Chancery Lane tube stations
- EPC A to 2036

Quoting rent £52,500 per annum (£4,375 pcm / £74.86 all-inclusive)



CONNECTIVITY

Situated just a short stroll from Holborn and Chancery Lane stations, Bedford Row offers excellent access to the Central Line, connecting the City with areas of West London.

There are a range of shops, restaurants and cafes nearby, as well as green space at Red Lion Square and Lincoln's Inn Fields.



CHANCERY LANE

8

minute walk

HOLBORN

8

minute walk

DESCRIPTION

The office is situated on the first floor of a beautiful red-brick building in the heart of Bloomsbury.

The space benefits from a generous floor-to-ceiling height of up to 3.4m, and a dual aspect means the main space is bright and airy.

The full specification includes:

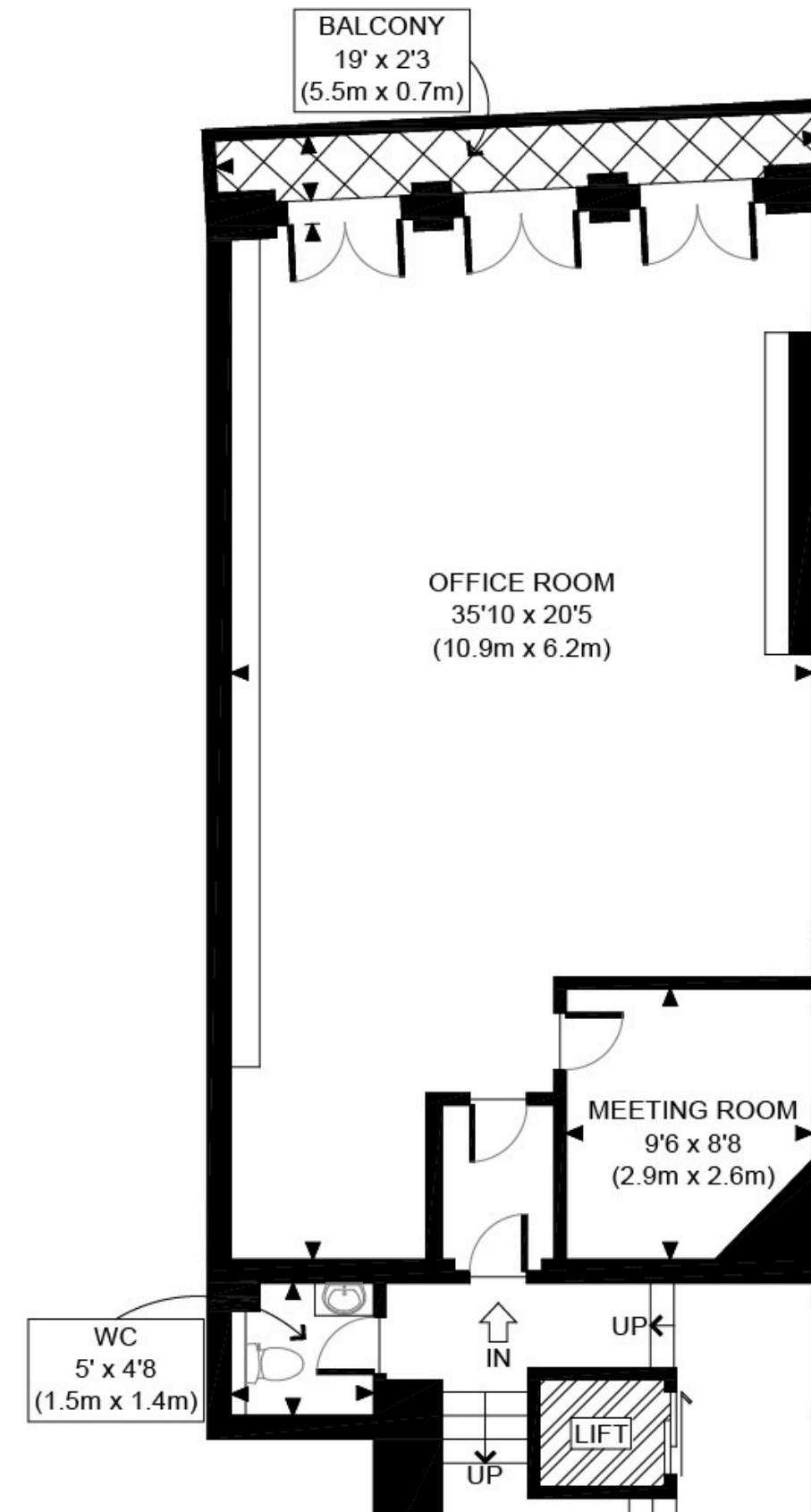
- Air conditioning
- 8 desks with room for more
- Extensive storage
- 1x 4-5 person meeting room
- Access to shared kitchen on the same floor
- Lift access
- Access to shared meeting rooms and event space elsewhere in the building (additional cost)
- Nonprofit landlord





ACCOMMODATION

FLOOR	NIA SQ. M.	NIA SQ. FT.
First Floor	64.85	698
TOTAL	64.85	698



FURTHER INFORMATION

E P C

A

V A T

Payable on service charge only

V I E W I N G S

Strictly by appointment only.

TERMS

Available on leases from 12+ months at £52,250 per annum all-inclusive



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