

39-40 RUSSELL SQUARE

LONDON WC1B 3QQ



39-40 Russell Square – Self-Contained Office of 8,104 sq ft

OFFICE

TO LET

8,104 SQ FT

(752.89 SQ M)

- Self contained
- Fully refurbished
- Central heating and AC
- West facing roof terrace
- New key point...

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 undergoing a comprehensive refurbishment and provides floors that are a mix of central heating and AC. The 3rd floor has a west facing roof terrace.

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.

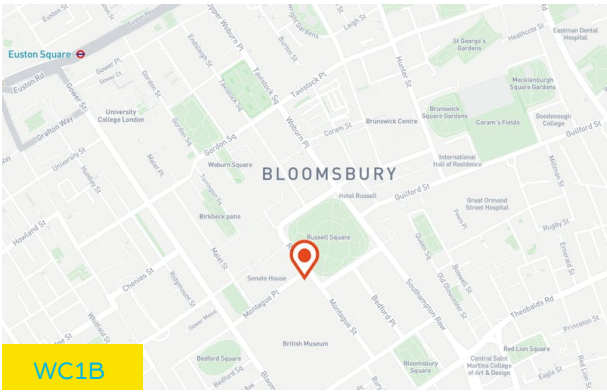
ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Rent (sq ft)	Rates Payable (sq ft)	Availability
3rd	1,288	£57.50	£18.50	Available
2nd	1,931	£57.50	£18.50	Available
1st	1,914	£57.50	£18.50	Available
Ground	1,460	£57.50	£18.50	Available
Lower Ground	1,511	£57.50	£18.50	Available

TERMS

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



VIEWING & FURTHER INFORMATION

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