



10 Bloomsbury Way, Bloomsbury, London, WC1A 2SL

Class E Premises To Let

Location

The premises sits on the junction of New Oxford Street and Bloomsbury Way, with Tottenham Court Road and Holborn stations both within a five-minute walk. The unit is located opposite Museum Street and adjacent to The Post Building.

The immediate vicinity is popular with residents, office workers, and tourists alike with the British Museum just around the corner.

Nearby occupiers include Pizza Union, Happy Lamb Hot Pot, HEYTEA, Maui Poke, Abeno, and Richer Sounds.



Accommodation

The premises are arranged over ground floor comprising of the following approximate gross internal floor areas:

Ground Floor	2,384 sq ft	221.5 sq m
Total	2,384 sq ft	221.5 sq m



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Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Rent

Upon Application

Service Charge/Insurance

The service charge & insurance for the current financial year is estimated at £38,168.07+ VAT.

Business Rates

Rateable Value: £90,500

Rates Payable (April 2026): £50,037.50

Interested parties are advised to confirm this with the local authority.

Energy Performance Rating

An EPC has been commissioned and is available on request.

Use

Use Class E and does not benefit from extraction.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with this letting.

Anti-Money Laundering Regulations

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed Occupier once a letting has been agreed prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter setting out the requirements will be issued once terms have been agreed.

Viewings

Appointment only via:

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