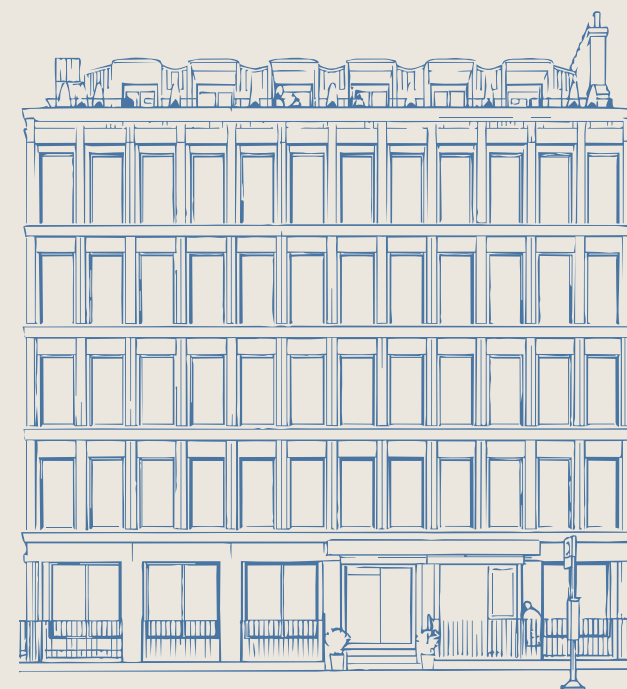


50 RUSSELL SQUARE
WC1B 4JU

19,000 SQ FT OF DESIGN LED WORKSPACE



THE BEDFORD ESTATES



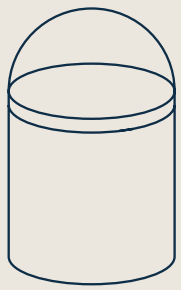
A PRESTIGIOUS ADDRESS

50 RUSSELL SQUARE
A SUSTAINABLY DRIVEN
REFURBISHMENT TO
DELIVER 19,000 SQ FT OF
PRIME OFFICE
ACCOMMODATION.

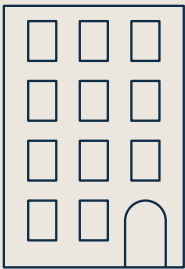




HIGHLIGHTS



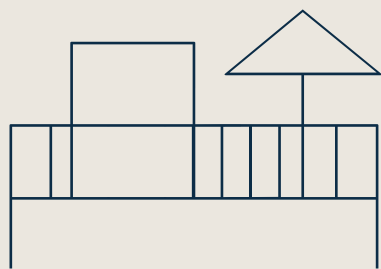
COMPREHENSIVE
REFURBISHMENT
TARGETING BREEM
EXCELLENT



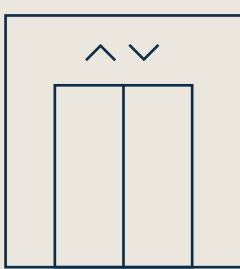
PRIME LOCATION WITH
VIEWS OVERLOOKING A
GRADE II LISTED PARK
AND MONUMENTS



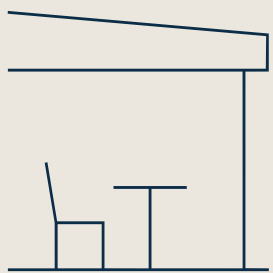
SELF CONTAINED
BUILDING WITH THE
OPTION FOR MULTIPLE
ENTRANCES



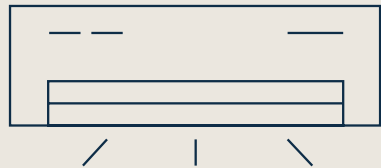
ROOF LEVEL TERRACE
OVERLOOKING
RUSSELL SQUARE



PASSENGER LIFTS



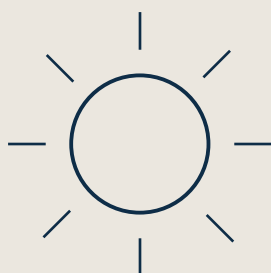
PRIVATE OUTDOOR
TERRACES AT FIRST
FLOOR LEVEL



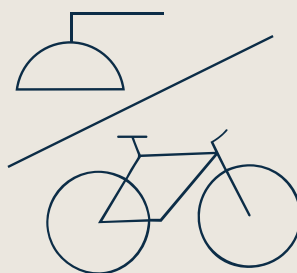
AIR CONDITIONING
THROUGHOUT



PC DUE Q3 2027



OPTIMUM NATURAL
DAYLIGHT



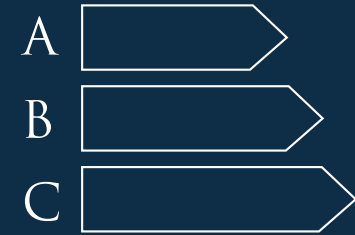
SHOWERS AND
CYCLE STORAGE



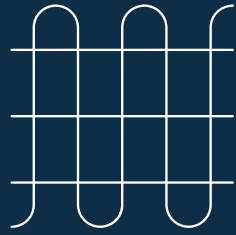
SUSTAINABILITY



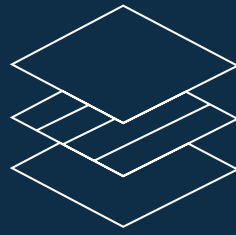
TARGETING BREEAM
EXCELLENET RATING



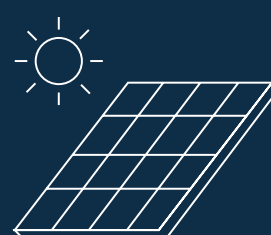
TARGETING EPC A



ALL ELECTRIC
HEATING & COOLING



SUSTAINABLY
SOURCED MATERIALS

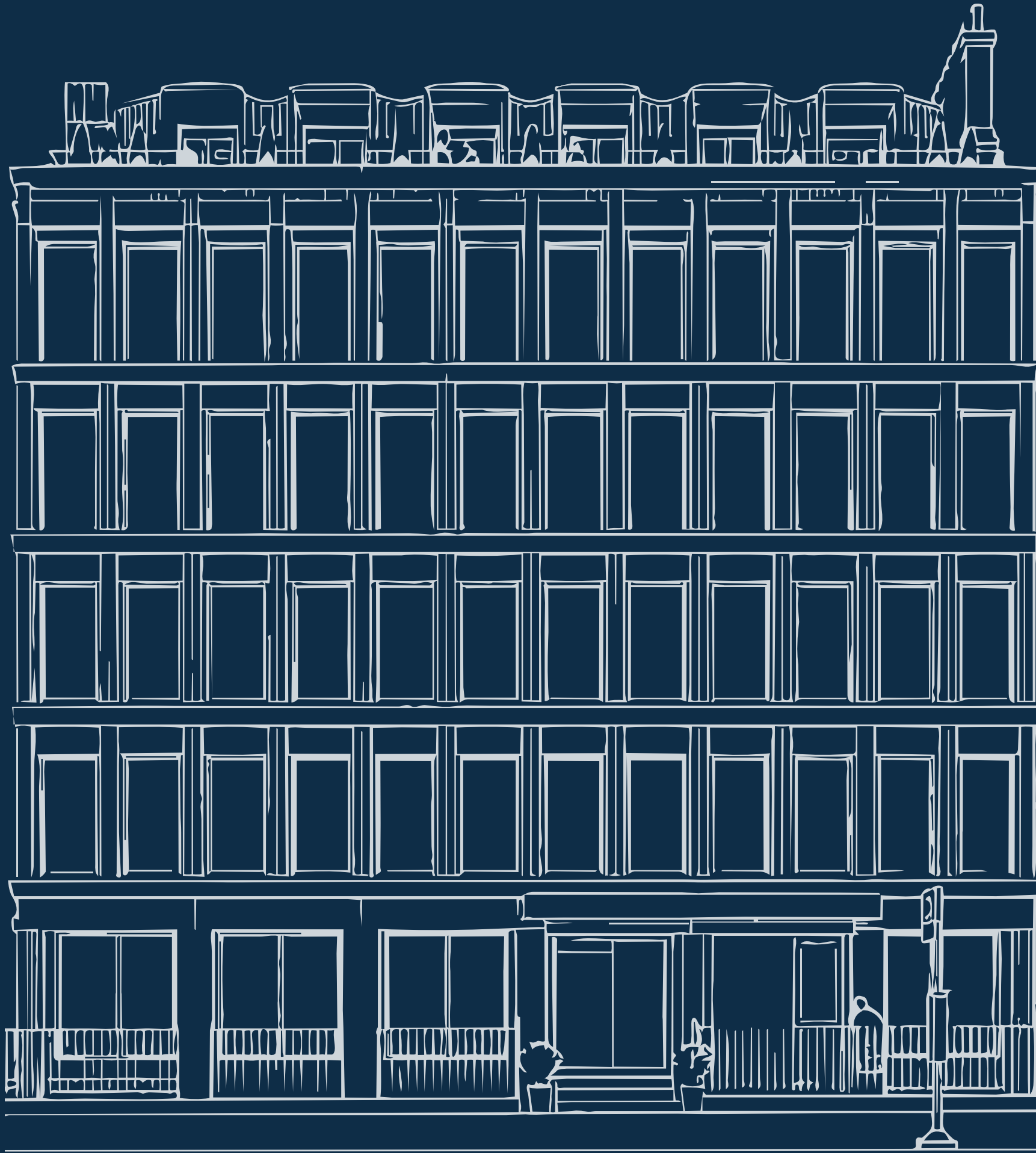


PHOTOVOLTAIC &
SOLAR THERMAL
PANELS ON ROOF



THE ACCOMMODATION COMPRISES

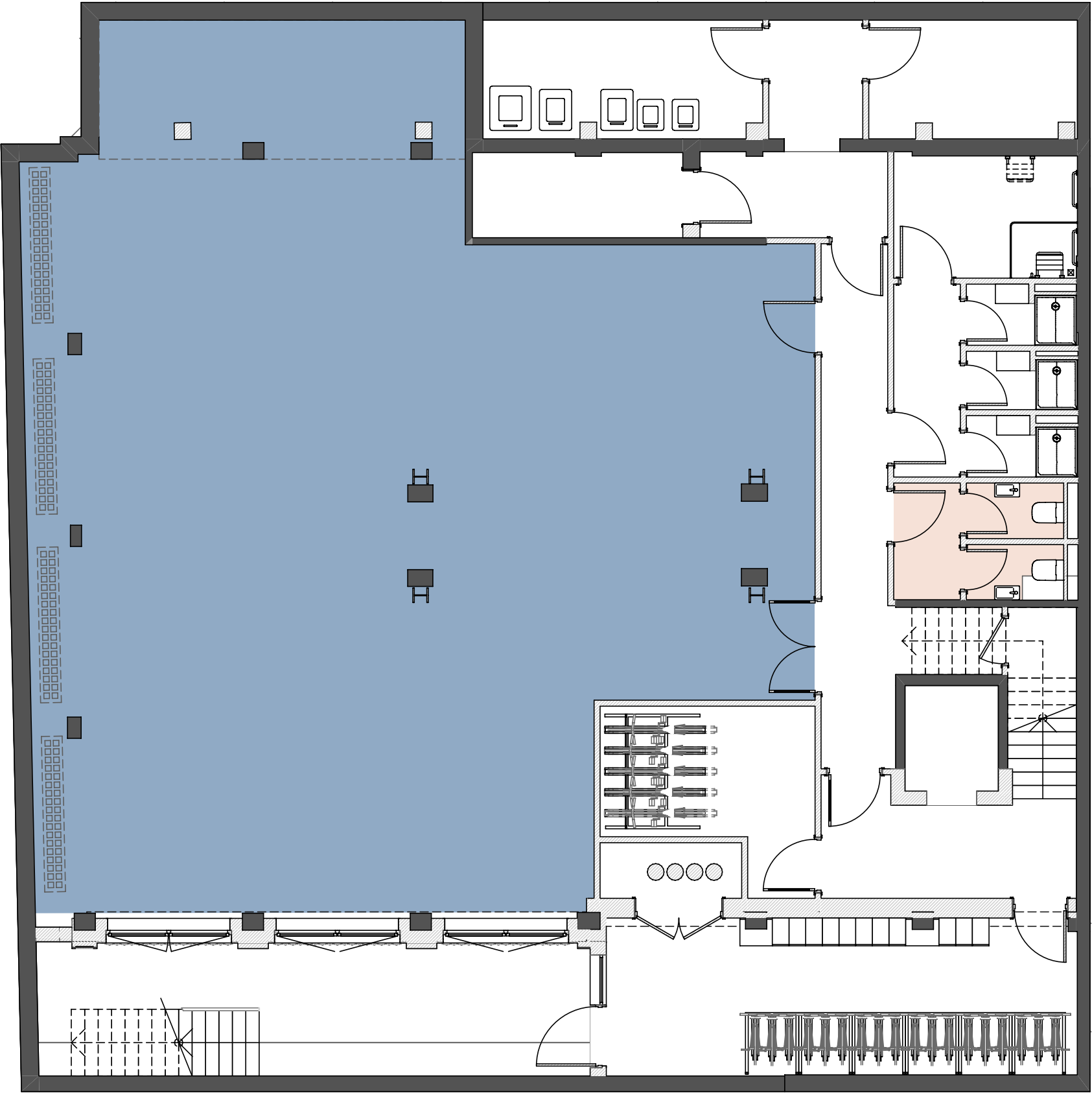
FLOOR	SQ FT	SQ M
5TH	1,658	154
4TH	2,228	207
3RD	2,228	207
2ND	3,520	327
1ST	3,391	315
GROUND	3,778	351
LOWER GROUND	2,110	196
TOTAL	19,107	1,775



LOWER GROUND

2,110 SQ_FT / 196 SQ_M

FLOOR	SQ_FT	SQ_M
5TH	1,658	154
4TH	2,228	207
3RD	2,228	207
2ND	3,520	327
1ST	3,391	315
GROUND	3,778	351
LOWER GROUND	2,110	196
TOTAL	19,107	1,775



● OFFICE ● WCs ○ ANCILLARY ● OUTDOOR SPACE

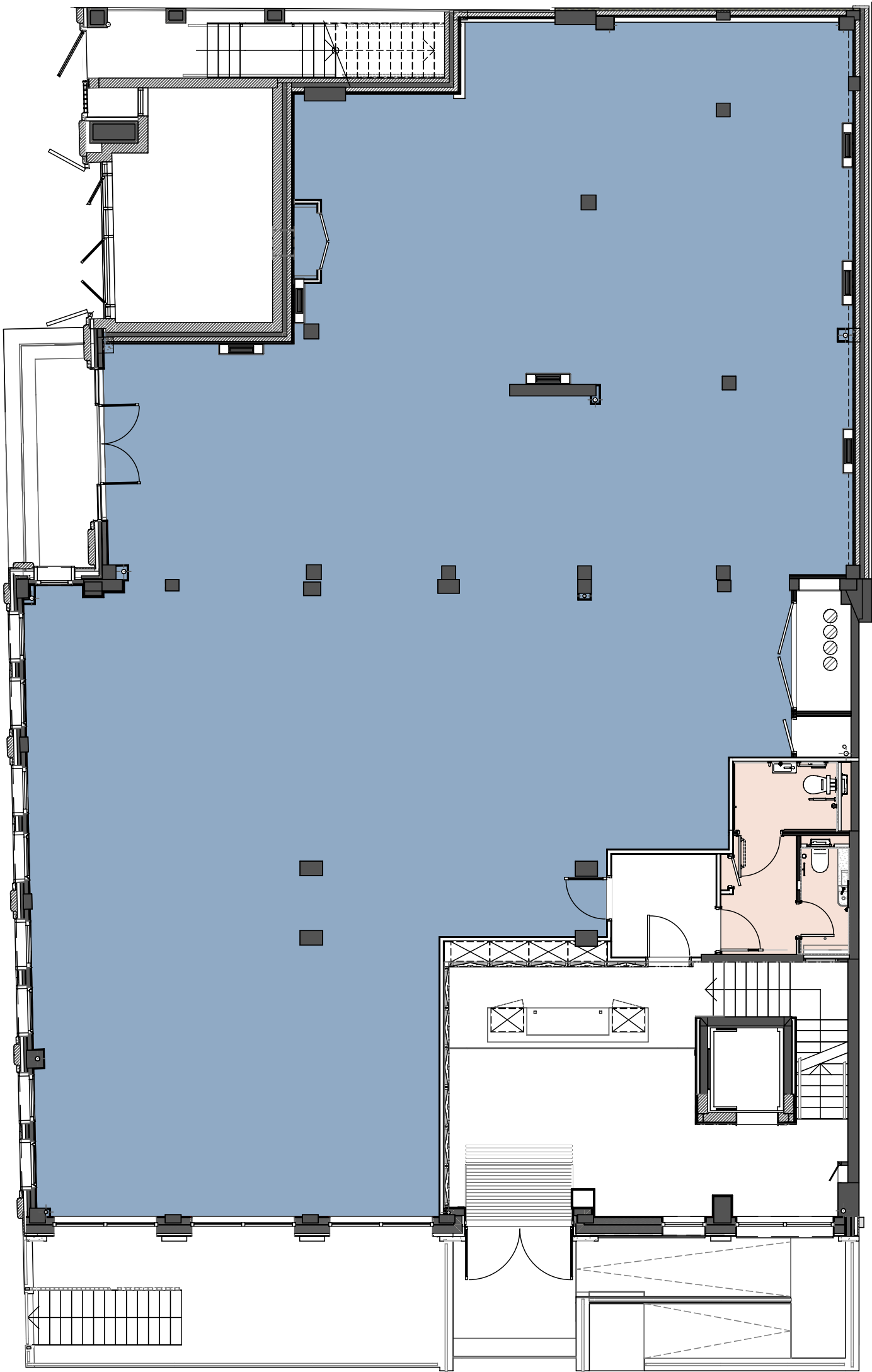


GROUND FLOOR

3,778 SQ_FT / 351 SQ_M

FLOOR	SQ_FT	SQ_M
5TH	1,658	154
4TH	2,228	207
3RD	2,228	207
2ND	3,520	327
1ST	3,391	315
GROUND	3,778	351
LOWER GROUND	2,110	196
TOTAL	19,107	1,775

● OFFICE ● WCs ○ ANCILLARY ● OUTDOOR SPACE



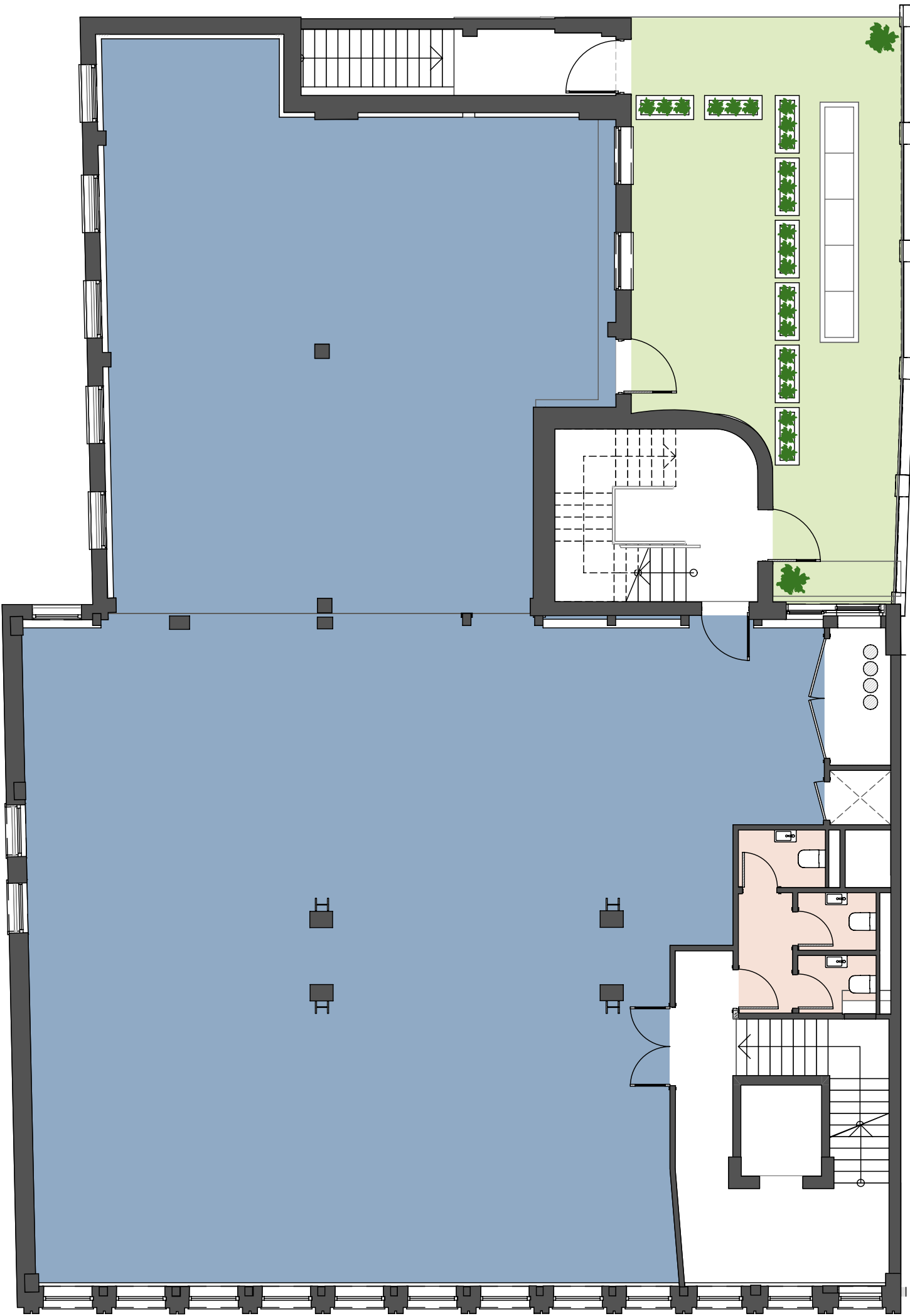


FIRST FLOOR

3,391 SQ_FT / 315 SQ_M

FLOOR	SQ_FT	SQ_M
5TH	1,658	154
4TH	2,228	207
3RD	2,228	207
2ND	3,520	327
1ST	3,391	315
GROUND	3,778	351
LOWER GROUND	2,110	196
TOTAL	19,107	1,775

● OFFICE ● WCs ○ ANCILLARY ● OUTDOOR SPACE





INDICATIVE CGI OF A TYPICAL FLOOR

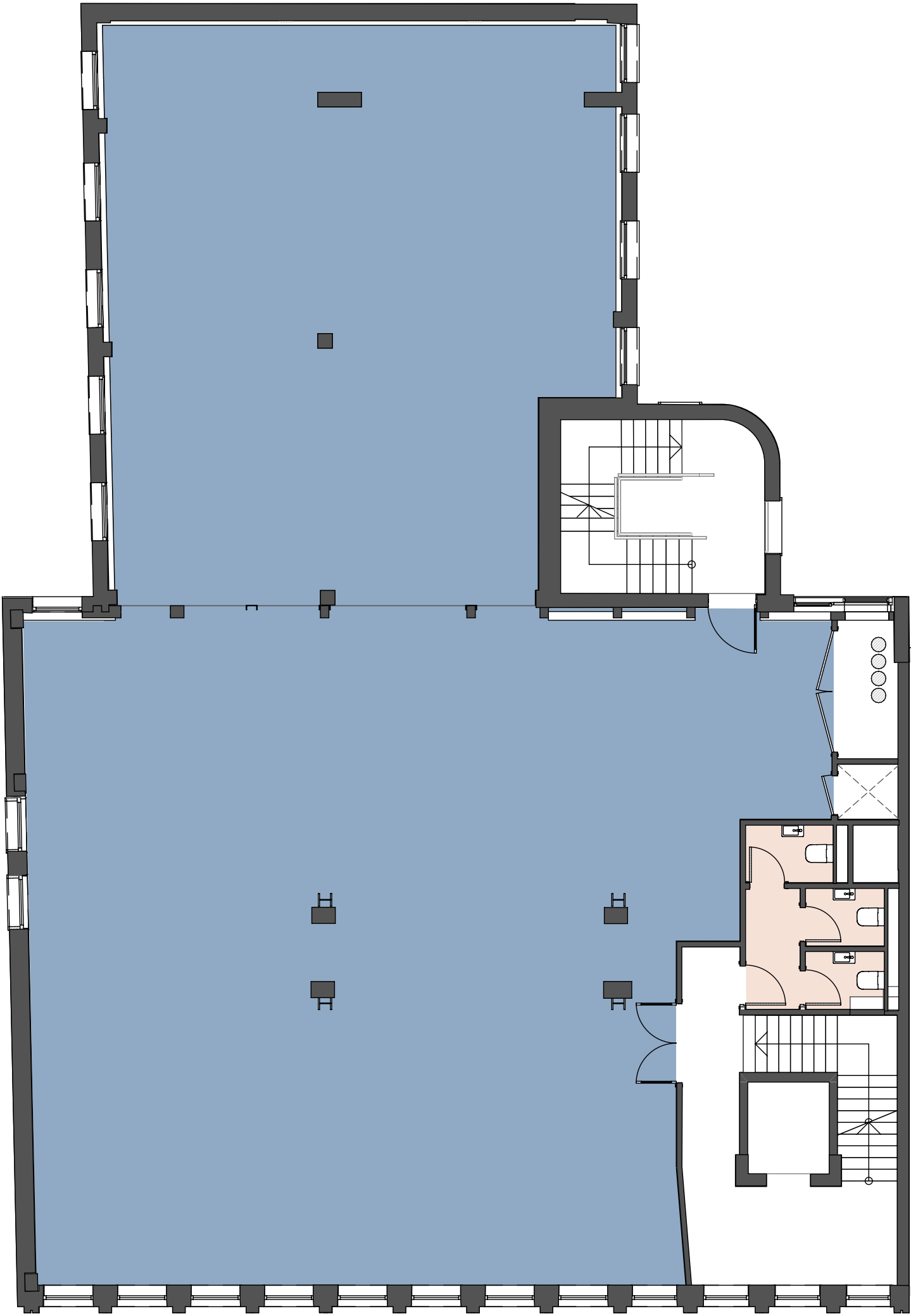


SECOND FLOOR

3,520 SQ_FT / 327 SQ_M

FLOOR	SQ_FT	SQ_M
5TH	1,658	154
4TH	2,228	207
3RD	2,228	207
2ND	3,520	327
1ST	3,391	315
GROUND	3,778	351
LOWER GROUND	2,110	196
TOTAL	19,107	1,775

● OFFICE ● WCs ○ ANCILLARY ● OUTDOOR SPACE



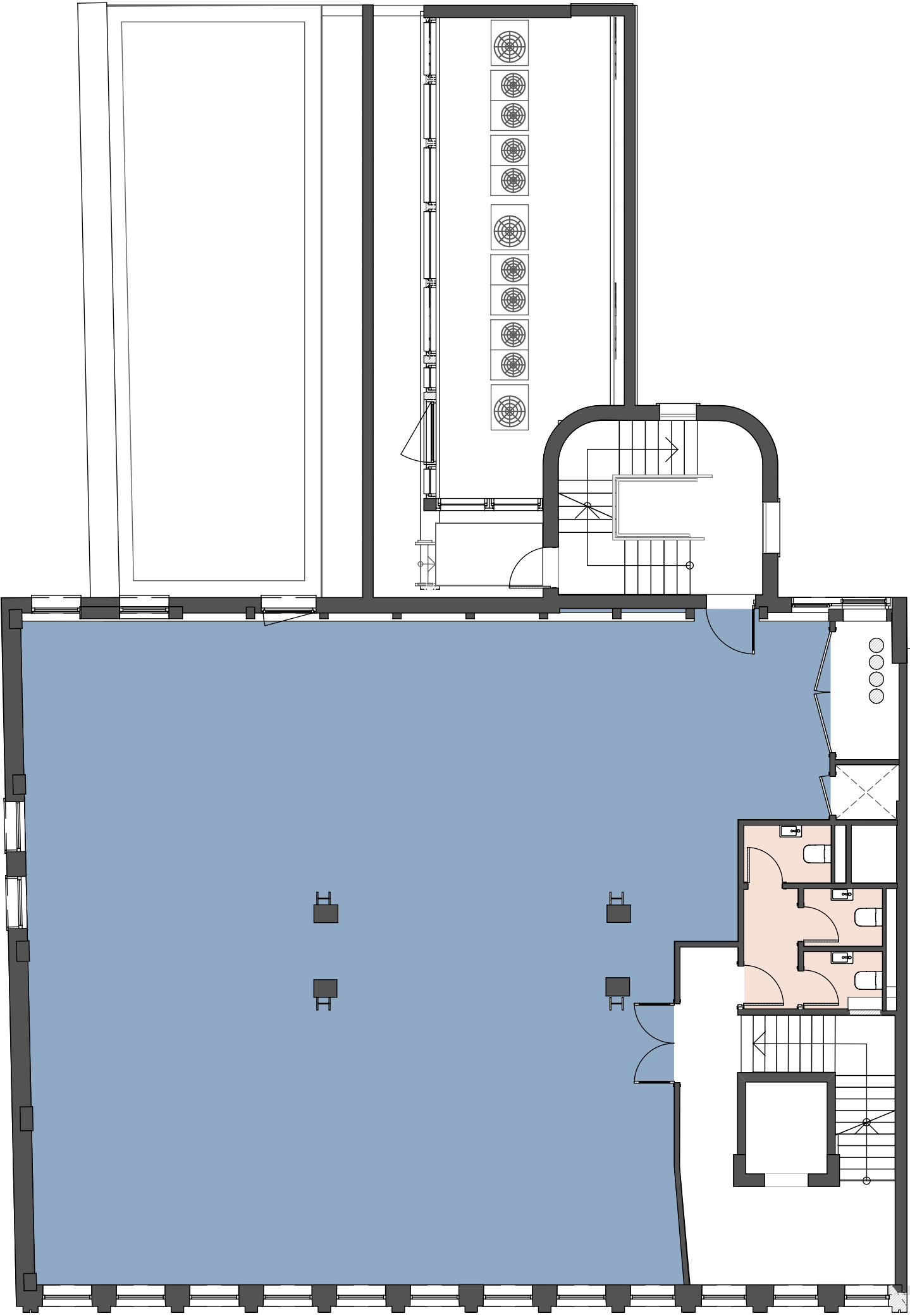


THIRD FLOOR

2,228 SQ_FT / 207 SQ_M

FLOOR	SQ_FT	SQ_M
5TH	1,658	154
4TH	2,228	207
3RD	2,228	207
2ND	3,520	327
1ST	3,391	315
GROUND	3,778	351
LOWER GROUND	2,110	196
TOTAL	19,107	1,775

● OFFICE ● WCS ○ ANCILLARY ● OUTDOOR SPACE

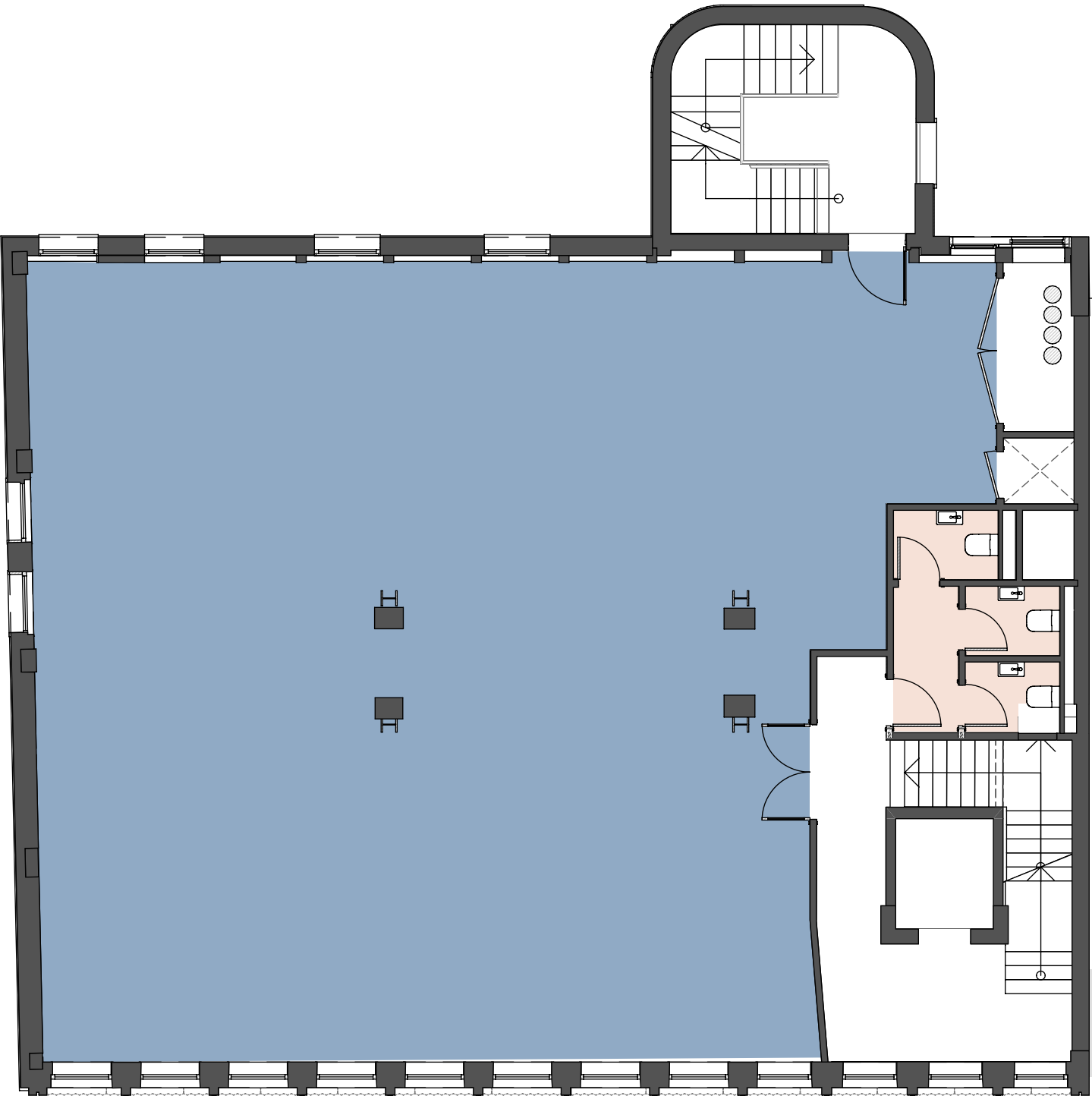


FOURTH FLOOR

2,228 SQ FT / 207 SQ M

FLOOR	SQ FT	SQ M
5TH	1,658	154
4TH	2,228	207
3RD	2,228	207
2ND	3,520	327
1ST	3,391	315
GROUND	3,778	351
LOWER GROUND	2,110	196
TOTAL	19,107	1,775

● OFFICE ● WCs ○ ANCILLARY ● OUTDOOR SPACE

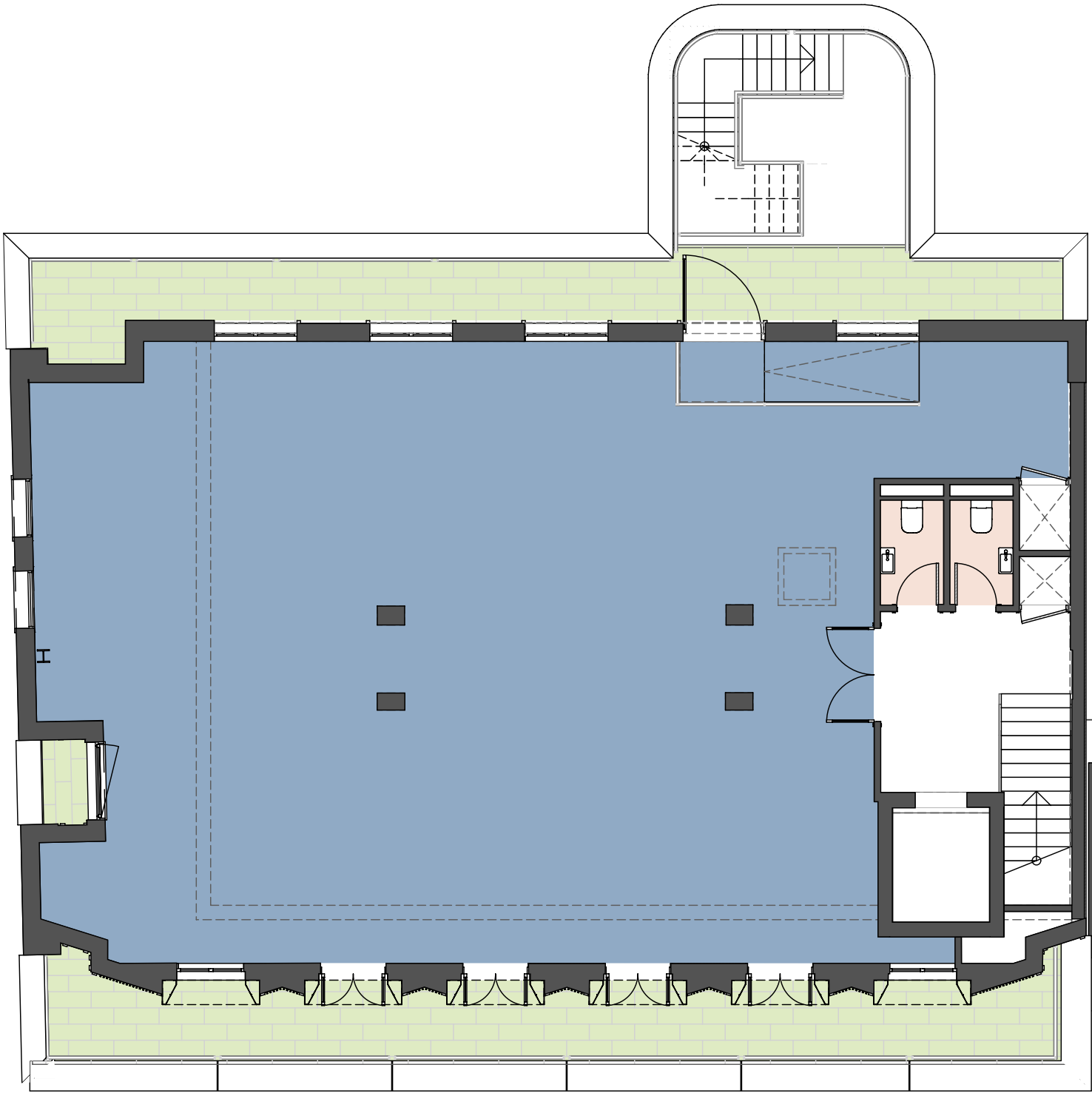


FIFTH FLOOR

1,658 SQ_FT / 154 SQ_M

FLOOR	SQ_FT	SQ_M
5TH	1,658	154
4TH	2,228	207
3RD	2,228	207
2ND	3,520	327
1ST	3,391	315
GROUND	3,778	351
LOWER GROUND	2,110	196
TOTAL	19,107	1,775

● OFFICE ● WCS ○ ANCILLARY ● OUTDOOR SPACE









BLOOMSBURY

SITUATED IN THE HEART OF BLOOMSBURY, 50
RUSSELL SQUARE ENJOYS A PRESTIGIOUS AND
HISTORIC LOCATION JUST MOMENTS FROM THE
BRITISH MUSEUM.

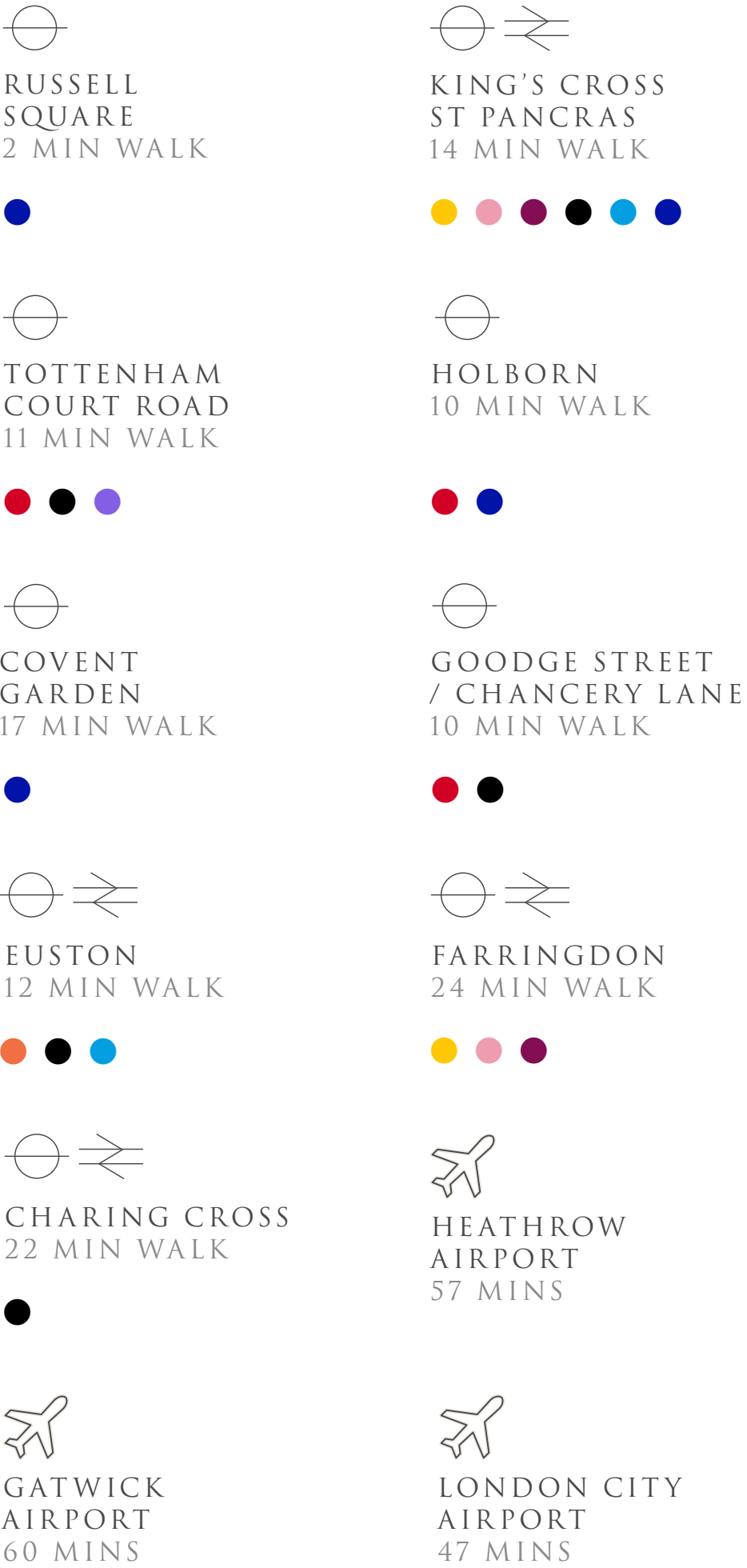
INDICATIVE COLOR OF THE FIFTH FLOOR





EXCEPTIONALLY CONNECTED

JUST MINUTES FROM
MAJOR TRANSPORT
HUBS: KING’S CROSS
ST PANCRAS, EUSTON,
AND RUSSELL SQUARE,
THE AREA PROVIDES
SEAMLESS ACCESS
ACROSS LONDON, THE
UK, AND BEYOND.



THE NEIGHBOURS

- 1. Google
- 2. Apollo
- 3. Gardiner & Theobald
- 4. Skyscanner
- 5. Bloomsbury Publishing
- 6. Facebook
- 7. McKinsey
- 8. The British Museum
- 9. GSK
- 10. Mediacom

RETAIL

- 1. Orchidya
- 2. The Printing Centre
- 3. Decadence Salon
- 4. Cyclefit Store Street
- 5. Store Street Opticians
- 6. Iris Avenue
- 7. Treadwells Bookshop
- 8. Russell and Chapple
- 9. Store Street Framing
- 10. Heals
- 11. Warhammer

FOOD & DRINK

- 1. Fitz Bar
- 2. Dalloway Terrace
- 3. Store Street Espresso
- 4. Caffè Tropea
- 5. London Cocktail Club
- 6. Circolo Popolare
- 7. Riding House Bloomsbury
- 8. Ronnie Scott's
- 9. SKZO
- 10. Café Deco
- 11. Amelie's Wine House
- 12. The Life Goddess
- 13. Pentole e Padelle

GARDEN SQUARES

- 1. Bloomsbury Square Gardens
- 2. Russell Square Gardens
- 3. Bedford Square Gardens
- 4. Brunswick Square
- 5. Tavistock Square
- 6. Gordon Square
- 7. Red Lion Square
- 8. Lincoln's Inn Fields
- 9. Soho Square
- 10. Fitzroy Square







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