

98 THEOBALDS RD WC1

10,000 – 58,000 sq ft of high quality fully fitted plug & play space available now



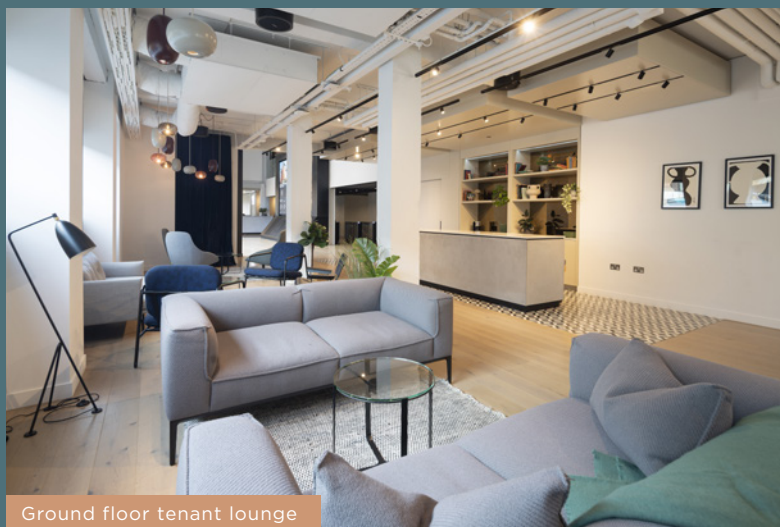


Office space

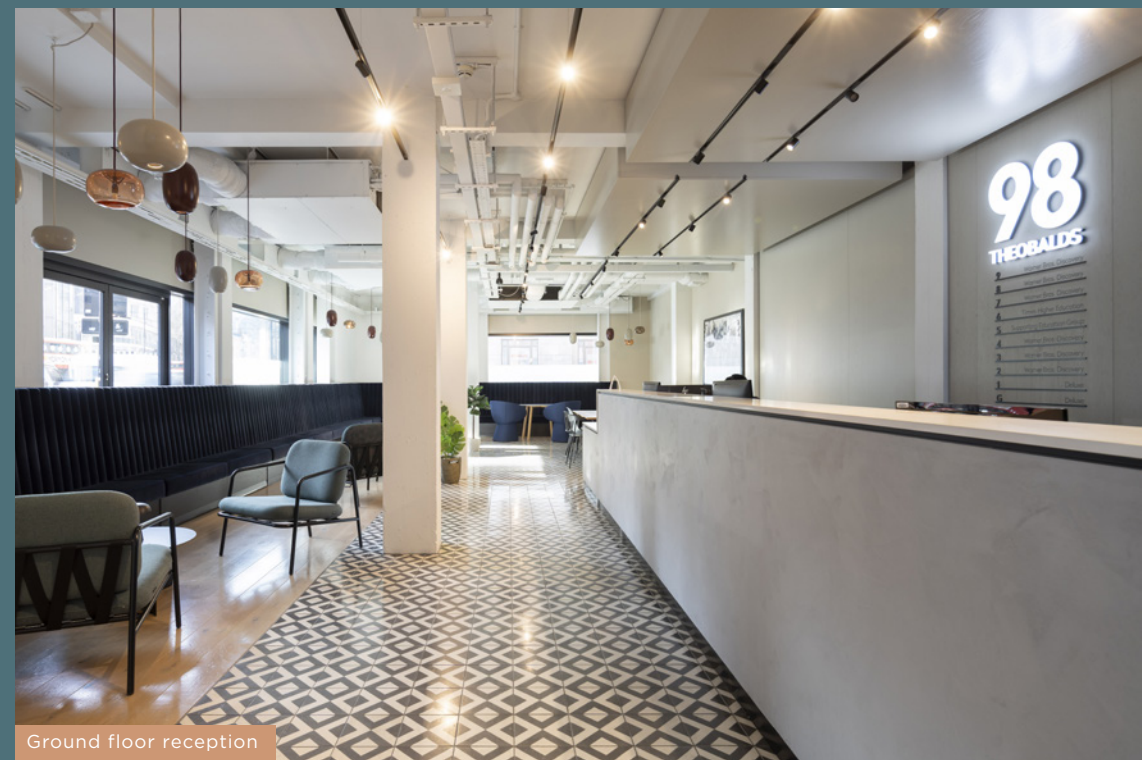


Make a statement

98 Theobalds Road offers best in class fitted office space within a building full of amenity. Comprehensively refurbished and fitted in 2019, the building is accessed through a double height reception leading through to 5 lifts serving all floors. There is a light filled central atrium from level 2 to 9 with a feature staircase linking all floors.



Ground floor tenant lounge



Ground floor reception



Office space overlooking the atrium



7th floor kitchen area



Light filled central atrium Levels 2 - 9



PLAY FILM



Highlights



Double height reception with tenant lounge



58,000 sq ft of high quality fitted space



New VRF air conditioning



Central atrium with feature staircase



5 passenger lifts and goods lift



2nd floor business lounge



9 showers, 246 lockers & 50 cycle racks



EPC B



BREEAM 'Good' (2014)



Business lounge at the base of the atrium (level 2)



Showers & lockers



Breakout area with views over the City



Availability

FLOOR	SQ FT	SQ M
9th		Under Offer
8th		Under Offer
7th	9,722	903
6th		Times Higher Education
5th		Supporting Education
4th	15,843	1,472
3rd	16,251	1,510
2nd	16,349	1,519
1st		Deluxe
Ground		Deluxe
Total	58,165	5,404

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Breakout space overlooking the atrium



7th floor breakout area



2nd Floor

16,349 SQ FT / 1,519 SQ M

96 x Workstations

2 x Meeting rooms

11 x Team rooms

3 x Quiet rooms

2 x Teapoints

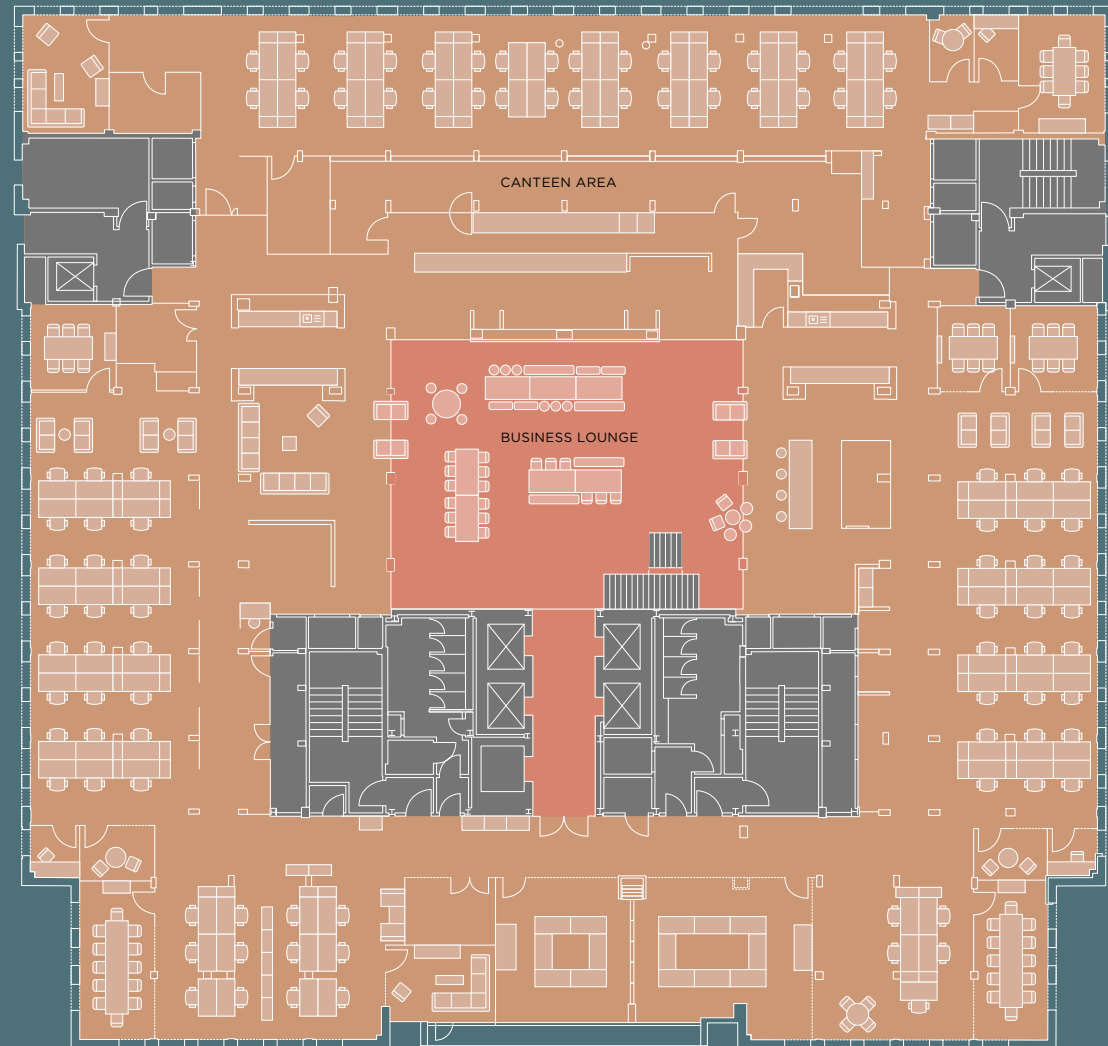
1 x Canteen

1 x Communal Business Lounge

NEW N STREET

HARPUR STREET

THEOBALDS ROAD





4th Floor

15,843 SQ FT / 1,472 SQ M

114 x Workstations

2 x Meeting rooms

15 x Team rooms

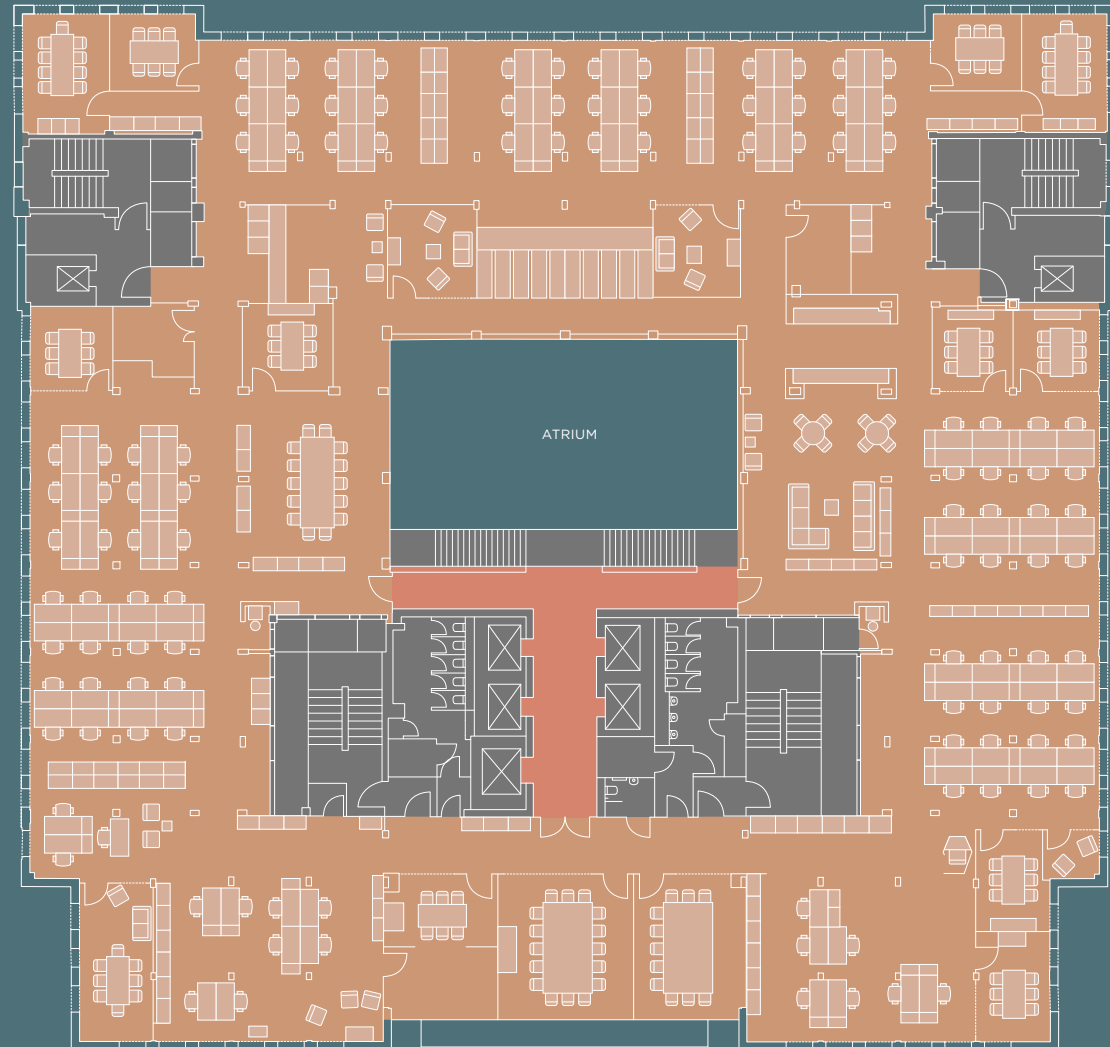
3 x Quiet rooms

2 x Teapoint

1 x Showcase area

2 x Booths

NEW N STREET



HARPUR STREET

THEOBALDS ROAD



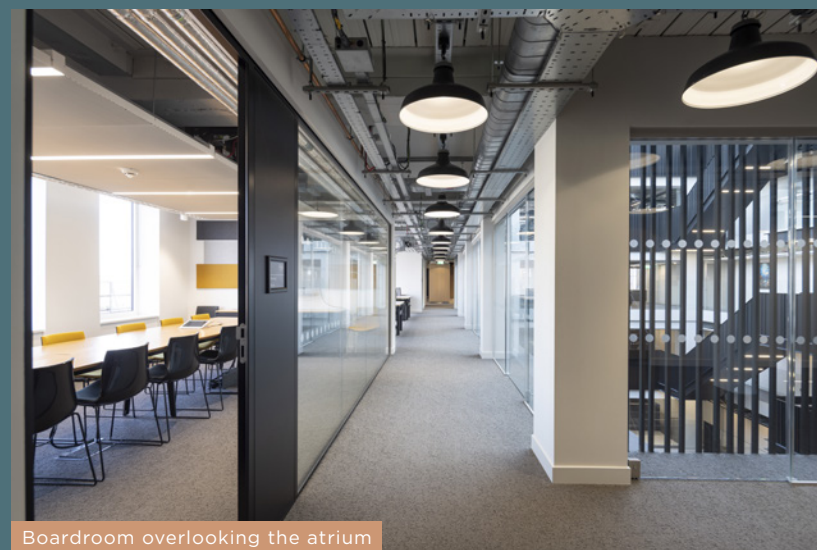
Breakout area



Light filled central atrium Levels 2 - 9



Office space



Boardroom overlooking the atrium

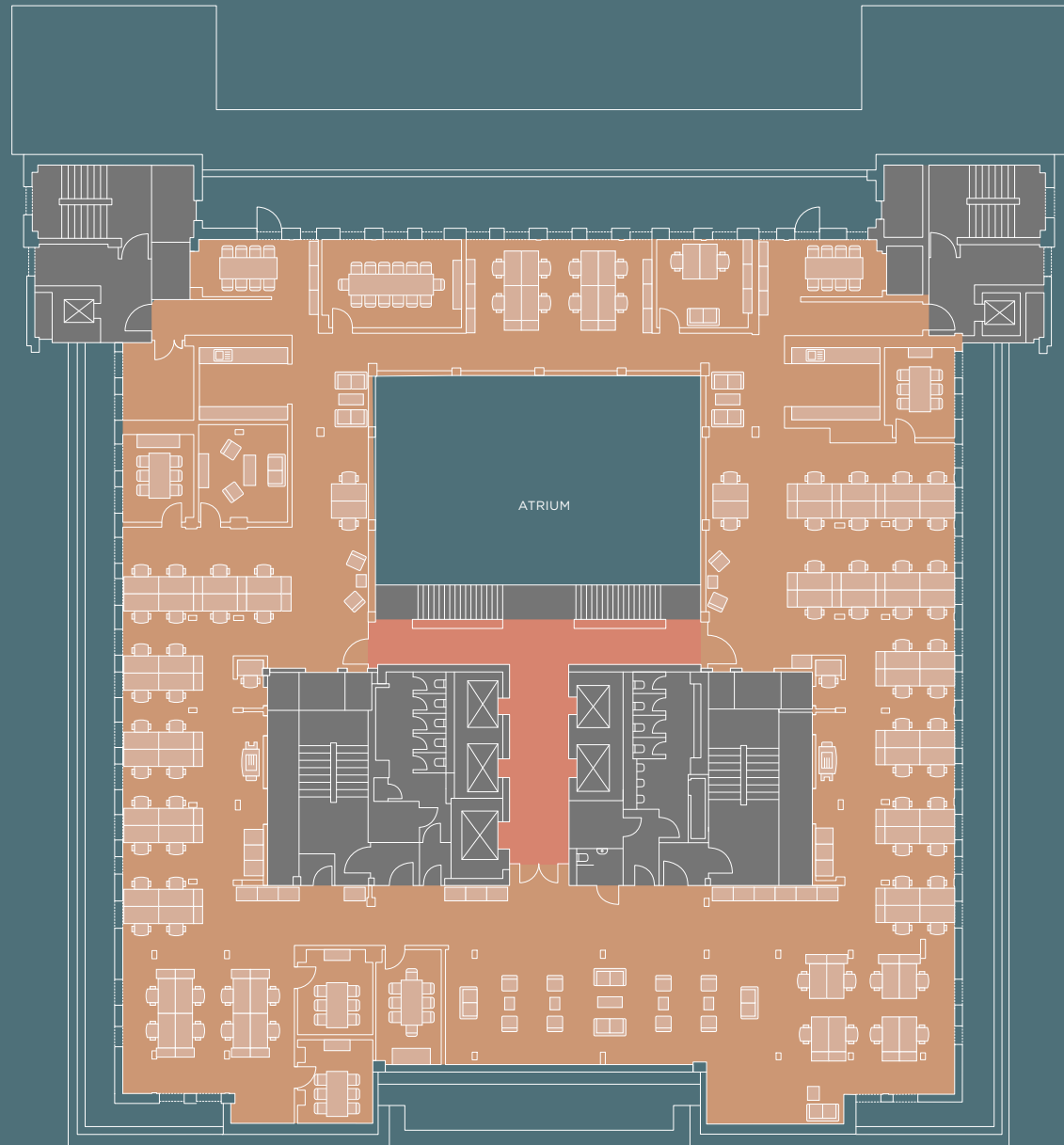


7th Floor

9,722 SQ FT / 903 SQ M

- 84 x Workstations
- 5 x Meeting rooms
- 1 x Boardroom
- 1 x Team room
- 2 x Collaborative areas
- 1 x Quiet room
- 2 x Teapoints
- 2 x Print areas
- 2 x Booths
- 1 x Reception lobby
- 5 x Breakout areas

NEW N STREET



HARPUR STREET

THEOBALDS ROAD



Bustling Midtown

The building benefits from an enviable location in the heart of bustling Midtown. The building is surrounded by numerous high-end shops, hotels, cafés, gyms, restaurants and green spaces.



RUSSELL SQUARE

8 minutes walk



Atrium Bar

QUEEN SQ GARDENS

The Espresso Room

Noble Rot

Banh Mi Aha!

Knockbox coffee

Albion Wine Shop

Maggie Owen

Aesop

Grenson Bloomsbury

Caffé Nero

RUSSELL SQUARE

Walkmisù

The Queens Larder

Sophie's Italian

98 THEOBALDS RD

GRAY'S INN GARDENS

The Enterprise

Becks Café

Old Nick Pub

LEATHER LANE MARKET

FARRINGTON

17 minutes walk

Bleeding Heart

CHANCERY LANE

6 minutes walk

Black Sheep Coffee & Cocktails

BrewDog

Natural Kitchen

Brasserie Blanc

Gaucha

ROKA

The Delaunay

NoMad

Sushisamba

COVENT GARDEN

13 minutes walk

Hawksmoor

The Ivy

SEVEN DIALS MARKET

Flesh & Buns

Barrafina

Margot

The Black Penny

Honest Burgers

LINCOLN'S INN FIELDS

Holborn Dining Room

Rosewood

GAIL'S

HOLBORN

6 minutes walk

L'oscar

The Bountiful Cow

The Square Pig

The Bull Steak Expert

Kozzy Café

My Old Dutch

Thistle Hotel

THE BRITISH MUSEUM

Radisson Blu

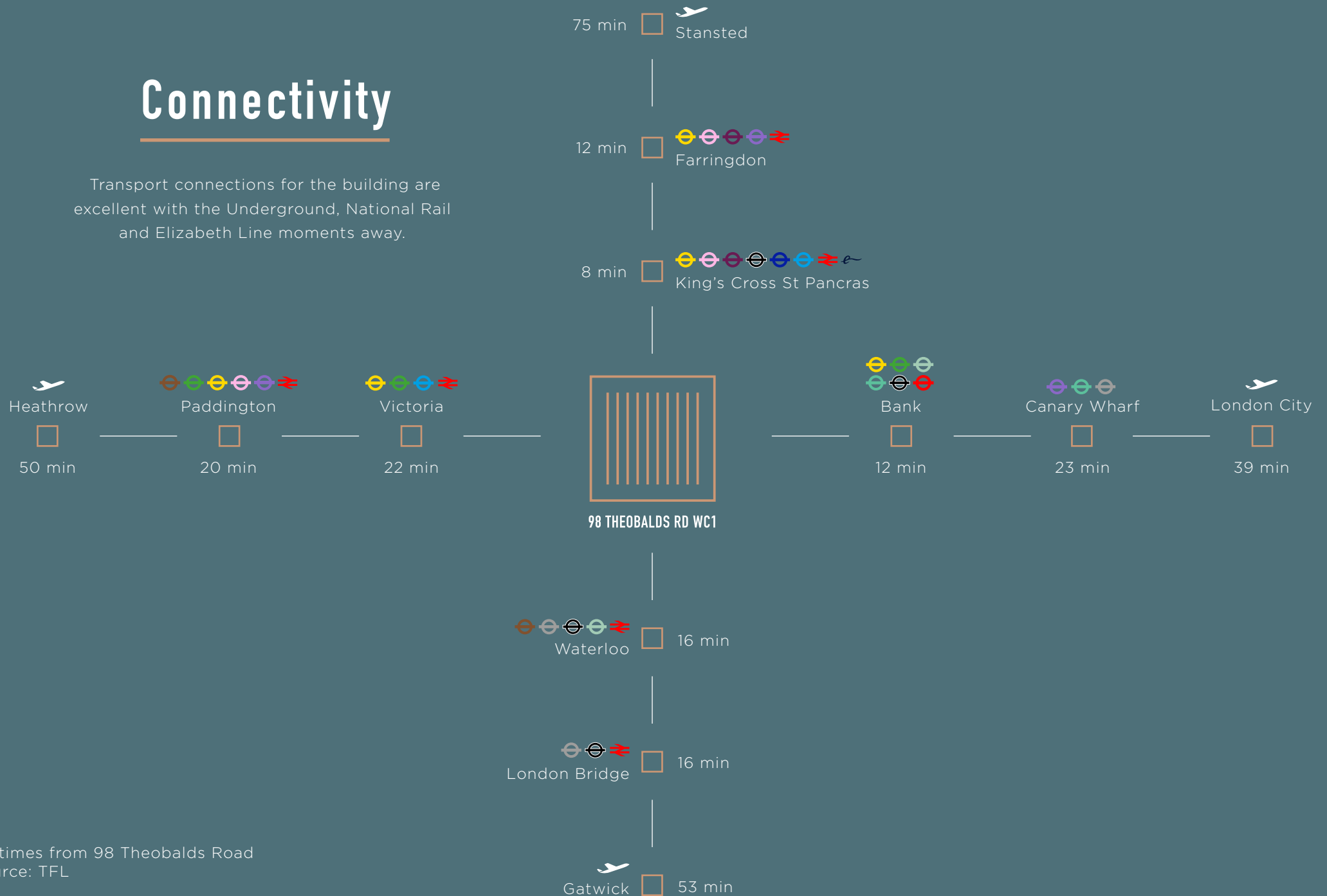
Ole & Steen

BEDFORD SQUARE GARDEN

GAIL'S

Connectivity

Transport connections for the building are excellent with the Underground, National Rail and Elizabeth Line moments away.



All times from 98 Theobalds Road
Source: TFL

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TERMS

The property is available through flexible floor-by-floor subleases with the current lease expiring in September 2034.



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