

GILBERT PLACE

Bloomsbury



LDG









DESCRIPTION

This versatile self-contained basement unit offers an open-plan layout in white box condition ready for a tenant's fitout. The space benefits from its own private entrance and ample ceiling height creating a welcoming and adaptable environment suitable for a variety of uses including offices, studios, showrooms, fitness, or creative workspaces.

Further benefitting from excellent transport links and proximity to Holborn, Russell Square, and Tottenham Court Road stations, as well as nearby amenities in Bloomsbury and Covent Garden.

HIGHLIGHTS

- Self-Contained Premises
- Open Plan Space
- Great Branding Opportunity
- Private Entrance With Electric Shutter
- Demised WCs
- 3m Ceiling Height
- White Box Finish

LEASE

Lease lengths from 12 months, or longer. The lease will be contracted outside the Landlord and Tenant Act.

USE

Class E – Suitable for offices, medical, educational and other uses.

CONNECTIVITY

The building benefits from fibre connectivity. Further information upon request.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VAT

The building is elected for VAT.

FURTHER INFORMATION

EPC & other reports are also available upon request.

COMMUTE

Tottenham Court Road. 4 mins
Holborn. 7 mins
Covent Garden. 8 mins
Goodge Street. 10 mins
Russell Square. 10 mins

PARKING

NCP Bloomsbury - 3 mins

FOODIE HOTSPOTS

- Tas - Sage & Chili
- Busaba - Five Guys

LIQUID LUNCH

- Museum Tavern - The Coral Room
- The Plough - Bloomsbury Tavern

A STRETCH AWAY

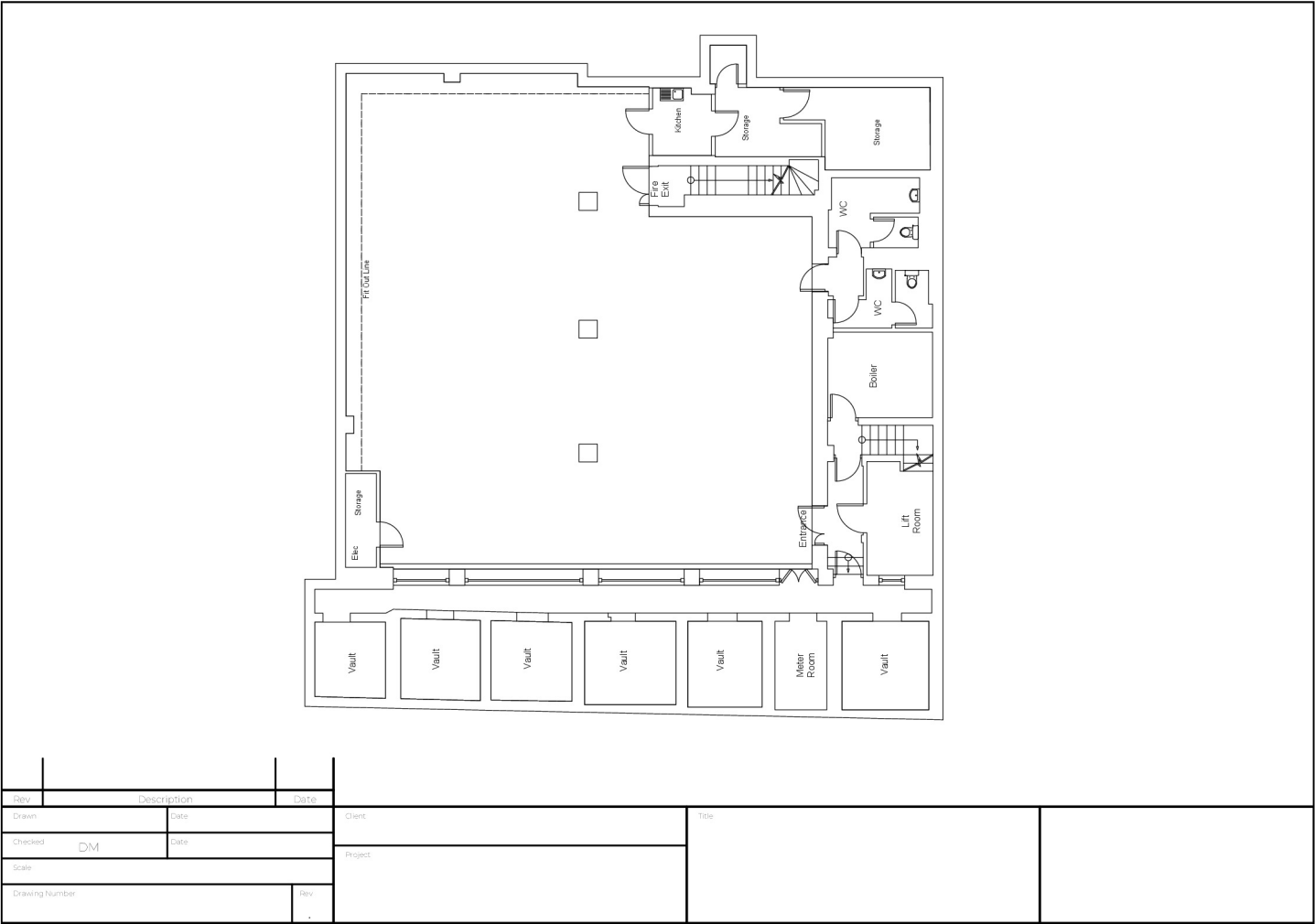
- Revolution PT - Fitness Lab
- YMCA Club - Gymbox

CGI'S

We have used CGI's to illustrate how the premises can be utilised. These are for indicative purpose only.



Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Basement	2,230	£77,500 /annum	£24,960 /annum	£27,627 /annum	£10,840.58	£130,087	Available
Total	2,230				£10,840.58	£130,087	



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Ready to talk?



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