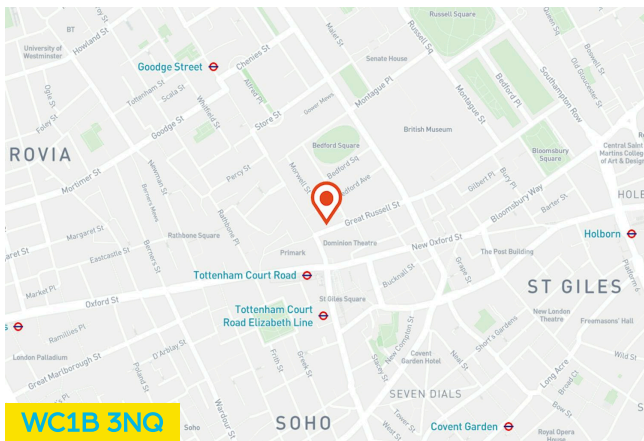


TO LET, LEISURE, OFFICE, 1,514 TO 62,798 SQ FT

112 GREAT RUSSELL STREET, LONDON, WC1B 3NQ



Leisure opportunity with the potential for a variety of uses subject to planning.



- Located approximately a 2 minute walk off Tottenham Court Road
- Self contained ground floor entrance
- Impressive 9 metre ceiling height on the lowest trading level
- 25 metre swimming pool

OVERVIEW

Available Size	1,514 to 62,798 sq ft
Service charge	n/a
EPC	-

DESCRIPTION

The property occupies three levels below ground and is operated as a leisure centre. The space comprises a self contained ground floor entrance that provides access for the property, with flexible accommodation over four basement levels. The property features a central core occupied by a sports hall at the lowest of the trading levels, boasting an impressive 9-metre ceiling height currently arranged as three badminton courts. Below, there is a small plant area, with two further wrap-around trading levels above. The first of these levels includes a mixture of workout studio space and breakout rooms. The second level, which sits directly below the ground floor, offers a full-length (25m) swimming pool, café, sauna, and steam rooms. The building is currently unoccupied.

LOCATION

The property benefits from a prime location just off Tottenham Court Road, in the heart of London's West End and a 2-minute walk from Oxford Street. Access to the property is via Great Russell Street, although it remains visible from Tottenham Court Road. It benefits excellent connectivity, being just a 2 minute walk from Tottenham Court Road station, which provides access to both the Central and Northern Underground lines, along with the Elizabeth Line. Additionally, the broader area is well served by other nearby Underground stations, including Goudge Street, Oxford Circus, and Holborn, all within a 10 minute walk.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,256	209.59	Available
Unit – minus one	18,109	1,682.38	Available
Unit – minus two	18,759	1,742.77	Available
Unit – minus three	22,160	2,058.73	Available
Unit – minus four	1,514	140.66	Available
Total	62,798	5,834.13	



VIEWING & FURTHER INFORMATION

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