



TO LET

245 TO 866 SQ FT
(22.76 TO 80.45 SQ M)

£1,775 - £6,275 PER MONTH

****New Instruction****

Beautifully fitted ground &
lower ground floor offices in
Bloomsbury - 245 / 621 /
866 sq ft

- Fully Furnished
- Fully inclusive rent (inc internet & cleaning)
- Access to shared kitchen
- Stunning Bloomsbury Location
- Access to shared phone booths
- Shared use of terrace/patio area

Summary

Available Size	245 to 866 sq ft
Rent	£1,775 - £6,275 per month
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Set on the ground & lower ground floor of this stunning Georgian building, the available suites offer a beautifully furnished, ready-to-move-into workspace, arranged as follows:

Gnd floor - three interconnecting rooms; an open-plan area for 6 desks, a private manager's office and a meeting room for 6.

Lwr gnd floor - a bright open plan room, currently fitted for 4 desks.

Occupiers also benefit from shared use of a kitchen and phone booths in the basement, as well as a terrace/patio area.

The space is available as a whole, or in separate suites, affording options from 245 - 621 - 866 sq ft.

Location

The property is situated on the east side of Great James Street, a well-preserved Georgian street at the heart of Bloomsbury. Great James Street runs north from Theobalds Road as a continuation of Bedford Row - long associated with the capital's legal community - before meeting Rugby Street and Millman Street, and is close to Lamb's Conduit Street, with its excellent range of independent shops, restaurants and pubs.

The location benefits from strong transport links, with both Russell Square, Holborn and Chancery Lane underground stations within a nine-minute walk. Bloomsbury's wider amenities, including the British Museum, Grays Inn and University College London, are all within easy reach, making this a highly convenient and well-connected location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	621	57.69	Available
Lower Ground - Front	245	22.76	Available
Total	866	80.45	

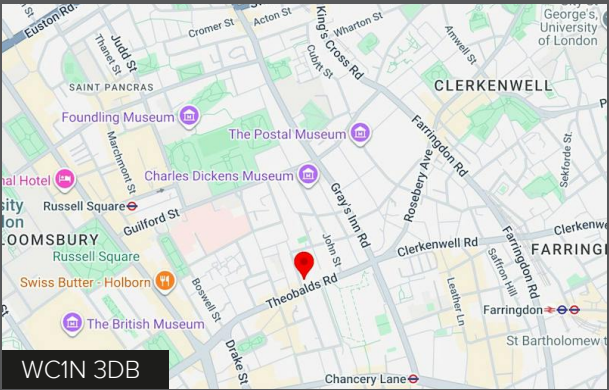
Terms

Available on short-term, flexible leases from just 12 months, all-inclusive of rent, rates, service charge, electricity, internet and cleaning - simply move in and get to work.

Video

- Ground Floor -

<https://my.matterport.com/show/?play=0&m=t30a3p71566buf53hfnb0nk6c&views=0>



Viewing & Further Information



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● Lwr Ground Floor -

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