



TO LET

2,122 SQ FT
(197.14 SQ M)

£52.50 - £59.50 PER SQ FT

Only one floor remaining:
Cat A office space available
in this unique building with a
striking living wall & good
ESG credentials...

- External Living Wall covering façade of building
- Extensive Private Terrace Area
- BREEAM Excellent
- Fibre connectivity
- Secure Bike Racks
- Showers with Changing Facilities
- Flexible lease terms
- Manned building reception

Summary

Available Size	2,122 sq ft
Rent	£52.50 - £59.50 per sq ft
Rates Payable	£32 per sq ft
Service Charge	£17.74 per sq ft
VAT	Applicable
EPC Rating	B

Description

As part of a comprehensive refurbishment and extension of the property in 2017, David Morley Architects came up with the idea of cladding the building in a living wall; the first living wall to an entire primary elevation in a Conservation Area in London. The property still creates a striking impression, and also benefits from a BREEAM - Excellent rating and EPC - B grading.

Cat A 1st floor:

Arranged in open plan, with fitted kitchenette and a large private rear terrace area; the space has a contemporary feel with designer spot lighting, acoustic ceiling baffles, underfloor trunking and timber flooring throughout...

Rental: £52.50 psf; fully managed solution available from £30,000 pcm inclusive.

Location

This impressive and unique building is located in the heart of Bloomsbury on Southampton Row, equidistant between Holborn and Russell Square Underground Stations.

The Elizabeth Line is also easily accessed via nearby Tottenham Court Road Station.

Accommodation

The available accommodation comprises of the following areas:

Name	sq ft	sq m	Availability
5th - Fitted floor with terrace	920	85.47	Under Offer
4th - Fitted	1,560	144.93	Under Offer
2nd - Fitted Floor	1,575	146.32	Under Offer
1st - Cat A	2,122	197.14	Available
Total	6,177	573.86	

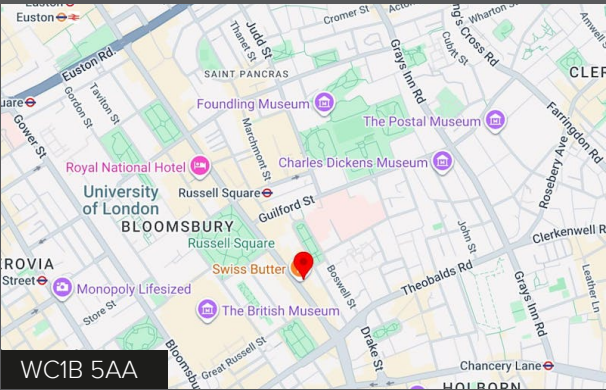
Specification

- * Living Wall covering façade of building
- * BREEAM Rating - Excellent
- * E P C Rating - B
- * Secure cycle storage
- * Shower facilities
- * Manned reception
- * Timber floor
- * Air conditioning
- * DDA wc's on 1st & 2nd floors

Viewings

Strictly by prior appointment with landlord's sole agents:

Gale Priggen & Co 020 7404 50



Viewing & Further Information



Tim Gale
020 7404 5043 | 07713 482351
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Terms

A new lease is available, direct from the landlord, by negotiation for terms by arrangement.

Consideration will be given to agreeing fully inclusive, flexible lease terms, or fully managed solutions - see Workplace Plus download attached.

Reception & End of Journey facilities

There is existing cycle storage on the gnd floor, and shower facilities on the 3rd.

The landlord is preparing a scheme to upgrade and enhance the building reception, and create comprehensive new end of journey facilities within the basement.

Concept visuals and layout plans are available from the property Microsite.

Video

- 5th floor Matterport tour - <https://my.matterport.com/show/?m=8tgk09n0k5ucqea064ppcneca&views=0>
- 2nd floor Matterport tour - <https://my.matterport.com/show/?m=WDVceuYxLaZ>

