



First floor

2-3 North Mews, London, WC1N 2JP

Bright first-floor office suite To Let in the heart of Bloomsbury

1,406 sq ft
(130.62 sq m)

- Recently refurbished throughout
- New lease
- Available June 2026
- Great natural light
- Part of a well-managed building
- Prime Bloomsbury (WC1N) location close to multiple transport links

First floor, 2-3 North Mews, London, WC1N 2JP

Summary

Available Size	1,406 sq ft
Rent	£78,000 per annum
Rates Payable	£38,295 per annum
Rateable Value	£69,000
Service Charge	£12,000 per annum The service charge cost includes fire and lift maintenance, indoor and outdoor cleaning, 24-hour maintenance and emergency assistance, gutter and boiler servicing, EPC and EICR compliance, electricity and gas servicing, as well as management fees and sinking fund contributions.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (57)

Description

This bright and well-presented first floor office space offers 1,406 sq ft of open-plan accommodation within a characterful building in Bloomsbury. The space benefits from excellent natural light, a modern finish, and a flexible layout suitable for a range of occupiers.

The office forms part of a well-managed building with access to communal showers and WC facilities, as well as secure bike storage, making it ideal for modern, active working lifestyles. The neutral décor, carpeted flooring, and suspended LED lighting provide a clean, professional environment ready for immediate occupation.

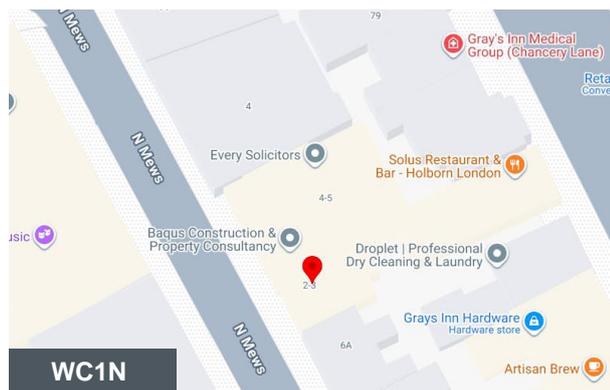
Location

The property benefits from a prime central London location between Holborn, Russell Square, and Chancery Lane, offering excellent transport connectivity. A wide range of cafés, restaurants, gyms, and amenities are nearby, along with Bloomsbury's gardens, providing attractive green spaces for breaks and informal meetings.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,406	130.62	Available
Total	1,406	130.62	



Viewing & Further Information



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Energy performance certificate (EPC)

First Floor 2-3 North Mews LONDON WC1N 2JP	Energy rating C	Valid until: 20 January 2032
		Certificate number: 0999-7267-5342-2146-2914

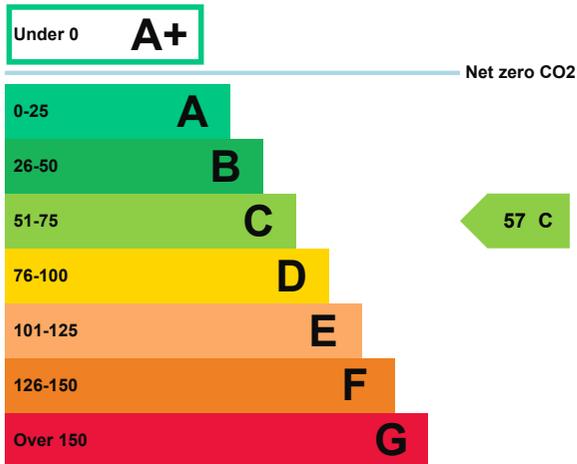
Property type	B1 Offices and Workshop businesses
Total floor area	135 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 A

If typical of the existing stock

62 C

Breakdown of this property's energy performance

Main heating fuel	District Heating
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	34.63
Primary energy use (kWh/m ² per year)	195

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2721-4949-5624-9206-1795\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Usman Hussain
Telephone	07939302868
Email	usman@energyexpertise.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201051
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Expertise Ltd
Employer address	07939302868
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 January 2022
Date of certificate	21 January 2022

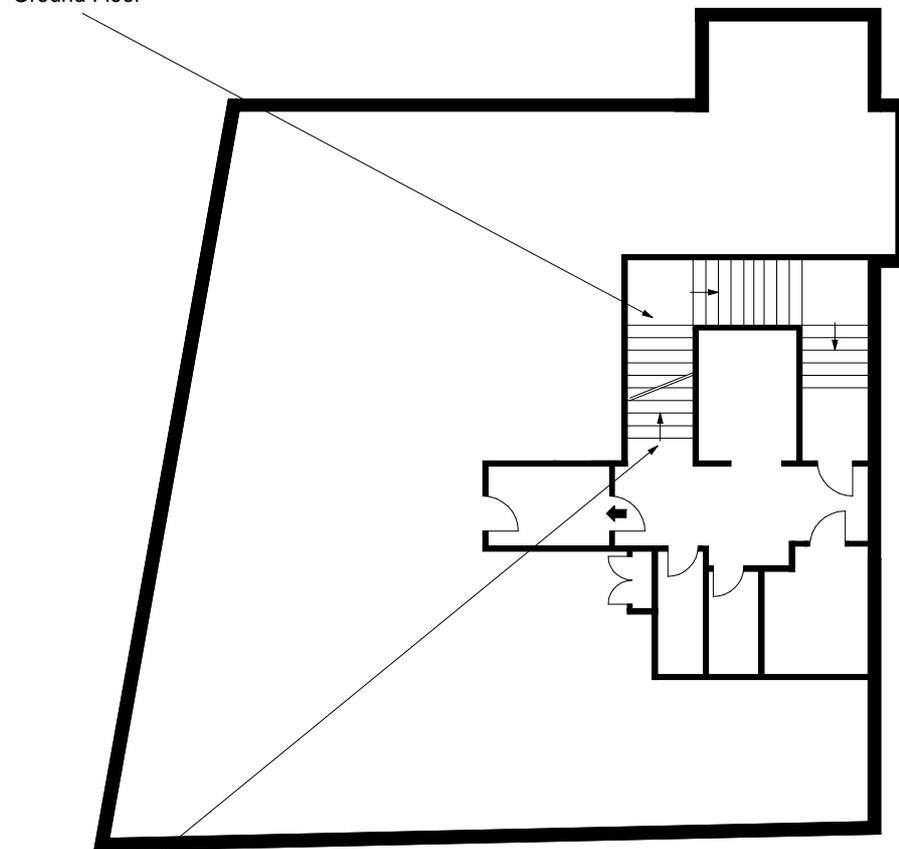
The OS Map shows the location of the property within the surrounding area.

The demise of the leased property is shown on the main, larger plan.



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Stairs
Down To
Ground Floor



Stairs
Up To
Second Floor

FIRST FLOOR

London Lease Plan
LAND REGISTRY COMPLIANT PLANS

Tel - 0208 248 1789

Email - info@londonleaseplan.com

2-3 NORTH MEWS
LONDON
WC1N 2JP

0 1 2 3 4 5 SCALE (METRES)

Print Guide : when printed correctly the line below will measure 5cm

0 1 2 3 4 5

LEASE PLAN

SCALE 1:150
PRINT AT A4

PLANS DRAWN:
FEB 2023

V1

