

**39-40 RUSSELL SQUARE,  
W1**

Self-contained office of 8,104 sq. ft.

**LOCATION**

The building is situated on the west side of Russell Square and is easily accessible by Russell Square and Tottenham Court Road underground Stations. Euston mainline station is also within a short walk. The area is home to a number of world leading universities, colleges and hospitals.




**DESCRIPTION**

The property comprises modern open plan floors behind a traditional period façade. The building is of brick construction which are arranged over five floors.

The Grade II listed office has recently undergone a comprehensive refurbishment and provides floors that are a mix of central heating and AC.

The 3<sup>rd</sup> floor has a west facing roof terrace.

**TRANSPORT LINKS**

Russell Square  6 minutes  
Holborn  7 minutes  
Tottenham Court Road  9 minutes

**Accommodation**

The building is available as a whole.

Floor	Area
3 <sup>rd</sup>	1,288
2 <sup>nd</sup>	1,931
1 <sup>st</sup>	1,914
Ground	1,460
Lower Ground	1,333
Lower Ground Store	81
Vaults	97
<b>Total</b>	<b>8,104</b>

**TERMS**

A new lease is available directly from the landlord for a term by arrangement.

**Rent:** £57.50 per sq. ft. (No VAT)

**Rates:** c. £18.50 per sq. ft.

**Service charge:** TBC

EPC to be confirmed.

**CONTACT**

For further information or to arrange a viewing.

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