

## 1 & 1A MONTAGUE STREET

Self-Contained Office of 8,043 sq. ft.



### LOCATION

The building is on Montague Street – a street which leads off the beautiful Russell Square. It 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 undergone a comprehensive refurbishment and will provide modern office space in a prime location.

### TRANSPORT LINKS

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

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### AMENITIES

- Self contained
- Fully refurbished
- New LED lights
- Fantastic ceiling heights
- Large garden
- Shower facilities
- Bike racks

### AVAILABILITY

Floor	Area (NIA) sq. ft.
3 <sup>rd</sup>	1,863.55
2 <sup>nd</sup>	1,488.22
1 <sup>st</sup>	1,754.95
G	1,493.92
LG	1,441.93
<b>Total</b>	<b>8,042.57</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:** £18.50 per sq ft (2017/18)

**S/C:** N/A

EPC available on request

### CONTACT

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For further information or to arrange a viewing.



