

1 & 1A MONTAGUE STREET

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



LOCATION

The building is on Montague Street – a street which leads of 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

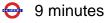
Russell Square

6 minutes

Holborn

7 minutes

Tottenham Court Rd



AMENITIES

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

AVAILBILITY

Floor	Area (NIA) sq. ft.
3 rd	1,863.55
2 nd	1,488.22
1 st	1,754.95
G	1,493.92
LG	1,441.93
Total	8,042.57

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 availble on request

CONTACT

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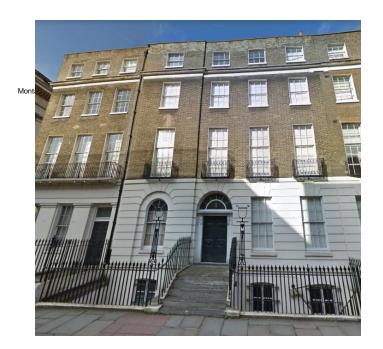
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For further information or to arrange a

viewing.

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