

11 GOWER STREET, BLOOMSBURY

WC1E 6HB

2,351 SQ FT

**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS



SELF-CONTAINED, PERIOD BUILDING AVAILABLE

11 Gower Street is an attractive self-contained period building with historic significance, providing approximately 2,351 sq ft office accommodation in the heart of Bloomsbury.

Exquisite period features	Contemporary finishes	Cat 5e cabling
Kitchen	Shower Facilities	Use of Private Gardens (subject to separate fee)



LOCATION

The building is situated in the heart of Bloomsbury and many underground stations are situated close by giving easy access across London.

Tottenham Court Road (significant public real improvement, through the West End Project) and Store Street are close by offering a wide variety of retail and recreational facilities.

TRANSPORT

Gough Street Underground Station – Northern Line (5 min walk)

Tottenham Court Road Underground Station – Central and Northern Lines (Crossrail - Coming Soon - Elizabeth Line) (7 min walk)

Russell Square Underground Station – Piccadilly Line (8 min walk)

Euston Square Underground Station – Circle, Hammersmith & City and Metropolitan Lines (11 min walk)

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
Third	441				Available
Second	485				Available
First	572				Available
Ground	412				Available
Lower Ground	441				Available
Total	2,351 sq ft	£POA	TBC	TBC	–

TENURE Leasehold

LEASE New lease available direct from landlord.

EPC TBC

VIEWING

Strictly by appointment through landlord's joint sole letting agents:

Edward Charles & Partners
020 7009 2300

Ian Bradshaw
ibradshaw@edwardcharles.co.uk

Tony Parrack
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