

# 57-58 Russell Square Bloomsbury, London, WC1B 4HS

OFFICE TO LET | 693 sq ft



## Location

This Georgian building is located on the southern side of Russell Square. Russell Square (Piccadilly line) and Holborn (Piccadilly and Central lines) underground stations are within close proximity, as is Euston mainline station. This location benefits from the local amenities Bloomsbury has to offer.

## Floor Areas

Floor	sq ft	sq m
3rd Floor	693	64
<b>TOTAL (approx.)</b>	<b>693</b>	<b>64</b>

\*Measurement in terms of NIA

## Description

The available suite provides bright, open plan office space with views over Russell Square. The suites also offer views over private gardens to the rear.

Conference facilities within the building are available to hire at a discounted rate.

### Suzy Link, Agency Surveyor

📞 020 7025 8940

### Jamie Quinn, Trainee Surveyor

📞 020 7025 8945

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract April 2017**

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## Terms

Tenure:	Leasehold
Lease:	A new lease from the landlord
Rent:	£39.50 psf pax.
Rates:	Estimated £16.47 pas pa 2017/18
Service Charge:	Approx. £9.50 psf pa

## Amenities

- Views over Russell Square and private rear gardens
- Manned reception
- Discounted meeting/conference room rates
- Kitchenette
- Passenger lift

## Suzy Link, Agency Surveyor

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