

**Grd Floor, 4 Northington Street,  
Bloomsbury, London, WC1N 2JG**



**EXCEPTIONAL GROUND FLOOR OFFICE IN ICONIC LOCAL BUILDING | 2,839 sq ft**



**Location**

Charming and quaint Northington Street is in the heart of Bloomsbury linking Gray's Inn Road with John Street, surrounded by architecture from Georgian times to the present day. It also runs parallel to Theobalds Road and Roger Street. There are numerous excellent trendy new bars, restaurants and cafés in the immediate area including Cigla and Otto's in the vibrant Lamb's Conduit Street "Village". The property is set in an ideal central London location, providing easy access to the West End, Midtown, City and City Fringe. With Chancery Lane, Russell Square, Holborn, Farringdon and Kings Cross within close proximity as well as main line and Crossrail.

**Description**

This industrial building, built in circa 1930 maintains enormous character & history. It is a stunning example of art deco architecture. It has been movie studio, pottery and now stunning office/studio/retail spaces. The building also features ultra hip Clerkenwell hairdresser [www.4thfloor.co.uk](http://www.4thfloor.co.uk). This ground floor studio office has impressive volume & light and street presence. It is basic yet has raw industrial appeal. The mezzanine is accessed by a superb feature staircase, it also has skylights. There is a basement store too. Good for bicycles or stores.



**Floor Areas**

Floor	sq ft	sq m
Ground and Mezzanine Floor	2,118	197
Basement	721	67
<b>TOTAL (approx.)</b>	<b>2,839</b>	<b>264</b>

\*Measurement in terms of \*NIA

**Bloomsbury**

This area of central London was originally developed in the 17th century into a fashionable residential area. Bloomsbury is notable for its garden squares, most notably Russell Square, as well as numerous cultural, educational and health care institutions. The British Museum and Great Ormond Street Hospital are two well-known local institutions and the area is home to many of the different facilities of University College London.

**Jason Hanley, Partner**

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**Georgia Mason, Agency Surveyor**

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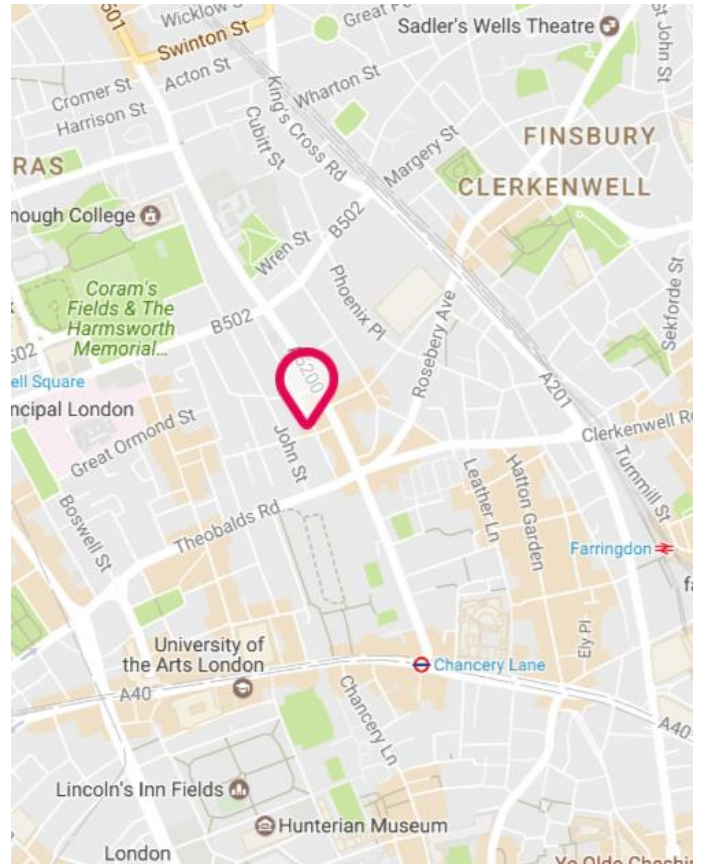
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 2018**

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**STUNNING VOLUME & LIGHT – EXCEPTIONAL GROUND & MEZZANINE FLOOR IN ICONIC LOCAL BUILDING | 2,839 sq ft**



## Terms

Tenure:	Leasehold by way of a new lease direct from the freeholder with the service charge inclusive of the rent, thereby capping their liability.
Lease:	Flexible, simple, short form agreement with mutual breaks.
Rent:	Guiding £47.50 psf exclusive
Rates:	Estimated at £12.00 psf pa (2018/19)
Service Charge:	Approx £4 psf. Plus R.P.I. increases per annum - to be added onto rent, (so as capped).
EPC:	TBC

## Amenities

- Stunning Mezzanine
- Huge Volume & Great Natural Light
- Fitted Kitchen
- Private WC's and shower
- Industrial Style common parts/internal finishes
- Crittall Windows
- High concrete ceilings
- Industrial style goods/passenger lift
- Two entrances
- Stylish Art Deco Building / Just redecorated externally
- Basement Store for Bikes, Skateboards, Segways

### Jason Hanley, Partner

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