

**58 Russell Square,  
Bloomsbury, London, WC1B 4HS**



**OFFICE TO LET | 822 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
Part 3 <sup>rd</sup> Floor	822	76.4
<b>TOTAL (approx.)</b>	<b>822</b>	<b>76.4</b>

\*Measurement in terms of \*NIA

## Description

The available suite provides two bright, open plan office spaces with a modern kitchenette, glass partitioned meeting room and 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.

**Ray Walker, Partner**

📞 020 7025 1399

**Georgia Mason, Agency Surveyor**

📞 020 7025 8945

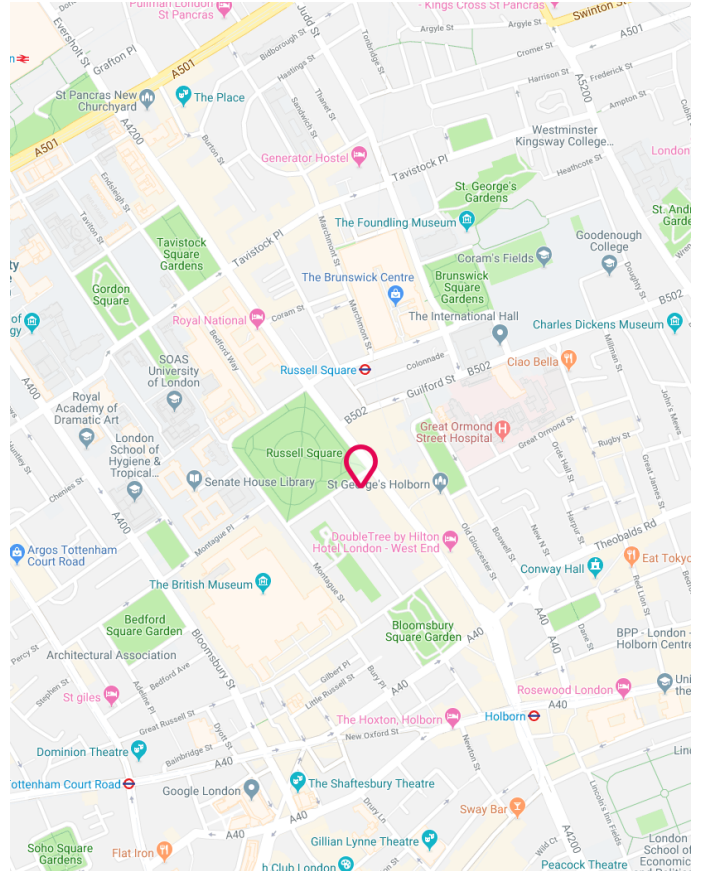
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**Subject to Contract January 2019**

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**Terms**

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord – available April 2019
Rent:	£45.00 psf pax
Rates:	Estimated £15.66 psf pa 2017/18
Service Charge:	Approximately £10.50 psf pax
EPC Rating:	TBC

**Amenities**

- Modern Kitchenette
- Glass partitioned Meeting Room
- Two office spaces
- Passenger lift
- Manned reception
- Views of Russel Square and private rear gardens
- Discounted rates for use of conference and meeting rooms within the building

**Ray Walker, Partner**

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