

IMMEDIATELY AVAILABLE SELF-CONTAINED OFFICE BUILDING TO LET | 312 – 1,216 sq ft



Location

11 Bedford Avenue is situated close to the southern end of Tottenham Court Road and around the corner from Bedford Square, with the building benefitting from all the amenities the area has to offer.

The property is close to Tottenham Court Road station (Central, Northern Lines and Crossrail from 2021), Goodge Street (Northern line) and Oxford Circus (Central, Victoria and Bakerloo) tube stations.

Description

11 Bedford Avenue provides the opportunity to acquire an excellently located self-contained building in the heart of Bloomsbury.

The floors offer comfort cooling, excellent natural light and have recently been redecorated and recarpeted.

Floor Areas

Floor	sq ft	sq m
2 nd Floor	312	29
1 st Floor	484	45
Ground Floor	420	39
TOTAL (approx.)	1,216	113

*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.

Rhys Evans, Partner

 020 7025 1393

Olivia Stapleton, Agency Surveyor

 020 7025 8940

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 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.

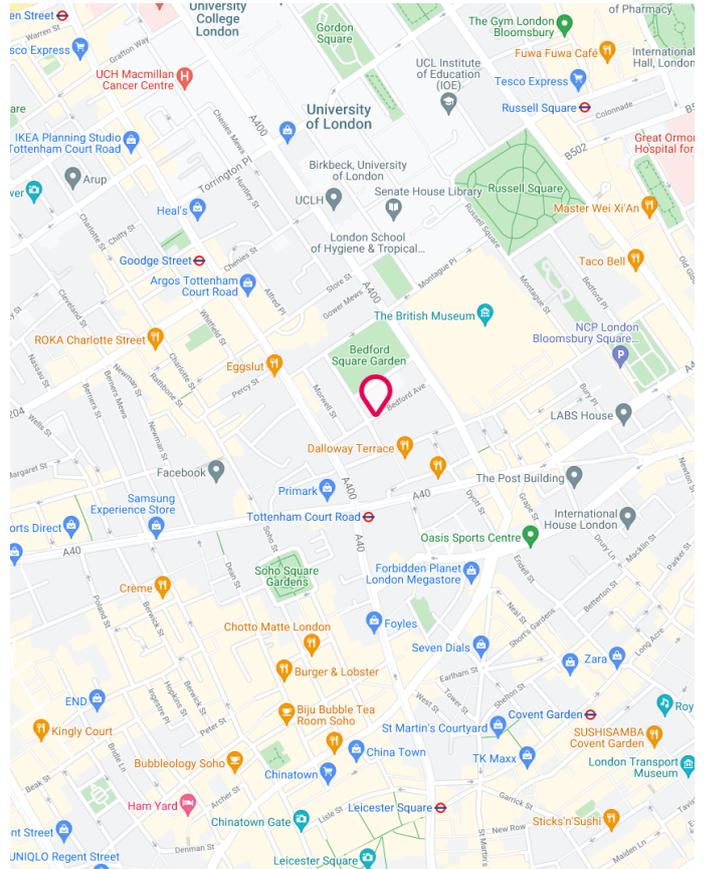
Subject to Contract October 2022

11 Bedford Avenue

Bloomsbury, London, WC1B 3AS



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Terms

Tenure:	Leasehold
Lease:	A new FRI lease direct from the Freeholder
Rent:	£65,000 pax
Rates:	TBC
Service Charge:	N/A (Self-contained)
EPC Rating:	TBC

Amenities

- Kitchenette with coffee machine
- Broadband installed
- Comfort cooling
- Good natural light
- Excellent location
- Redecorated

Rhys Evans, Partner

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