

STUNNING SERVICED OFFICES TO LET | 221 – 1,778 sq ft | 8-60 desks



Location

A gorgeous park, Lincoln's Inn Fields, resides opposite; a perfect detox from the bustling city atmosphere when you need a break from work.

The building is also surrounded by cafés, restaurants, and pubs; ideal for an after-work get-together.

Chancery Lane (Central Line) and Holborn (Central and Piccadilly Lines) are approximately a 5-minute walk away.


Description

1 Bedford Row is a brand-new refurbished building, launched in March 2023.

This 300-year-old Georgian mansion is truly one of a kind, featuring high ceilings, big windows, classic interiors, and quirky features (such as a fireplace in every office!).

1 Bedford Row boasts a grand reception area which will instantly "wow" your clients and colleagues as they enter the building.

Rhys Evans, Partner

 020 7025 1393 / 07788 724 400

Floor Areas


Floor	sq ft	sq m	
Wolf Suite (2 nd Floor)	305	28	9-10 desks
Bear Suite (1 st Floor)	613	57	20-22 desks
Badger Suite (1 st Floor)	221	20	8 desks
Tiger Suite	310	29	11 desks
Lion Suite (Ground Floor)	329	31	12 desks
TOTAL (approx.)	1,778	165	

*Measurement in terms of *NIA

Holborn

Developed as a medieval suburb of the City, this area of central London makes the connection between the City and the West End. Holborn has been traditionally popular with the legal fraternity, although the area has recently attracted more diverse occupiers including Sainsbury's and Warner Brothers. The weekday market at Leather Lane has been in operation for 400 years, serving anyone from workers looking for a lunchtime feed to hipsters seeking a coffee shop hangout.

Olivia Stapleton, Agency Surveyor

 020 7025 8940 / 07899 667 988

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.

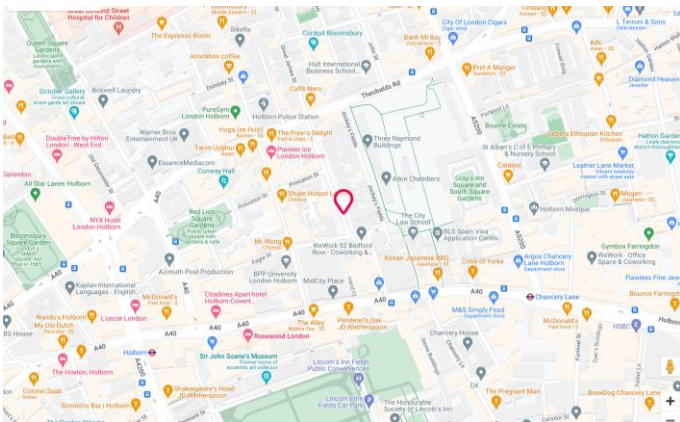
Subject to Contract June 2023

1 Bedford Row

Holborn, London, WC1R 4BU



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Terms

Tenure: Leasehold
Lease: New all-inclusive flexible agreements available

Wolf Suite - £5,940 pcm
Bear Suite - £16,500 pcm
Badger Suite - £4,400 pcm
Tiger Suite - £7,865 pcm
Lion Suite - £8,580 pcm

Amenities

- Use of communal Courtyard, Phone Booths, two large Members' Lounges, Boardroom and Laptop Room
- Regular, Exclusive Members' Events
- Air-conditioning and Heating in all Offices
- Kitchen facilities with Complimentary Tea and Coffee
- Phone Booths
- Bike Storage & Fully Stocked Showers
- High-quality Office Furniture
- Fast and Reliable Wi-Fi connectivity for you and your guests, in every corner of the building
- Access to the Members' Lounge at our other building (Fitzrovia House)

Rhys Evans, Partner

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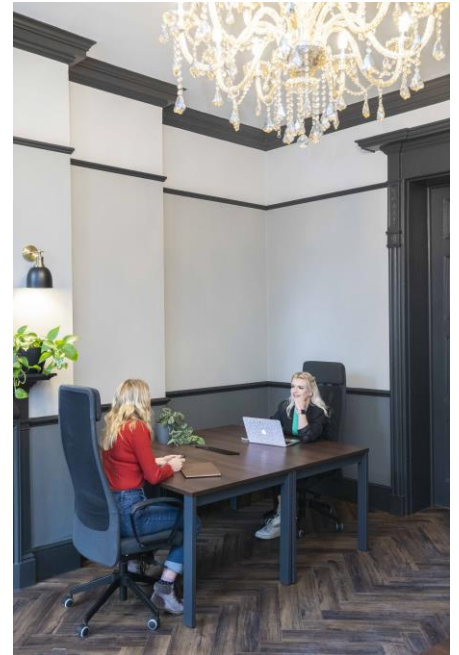
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