

**10**  
BLOOMSBURY  
WAY

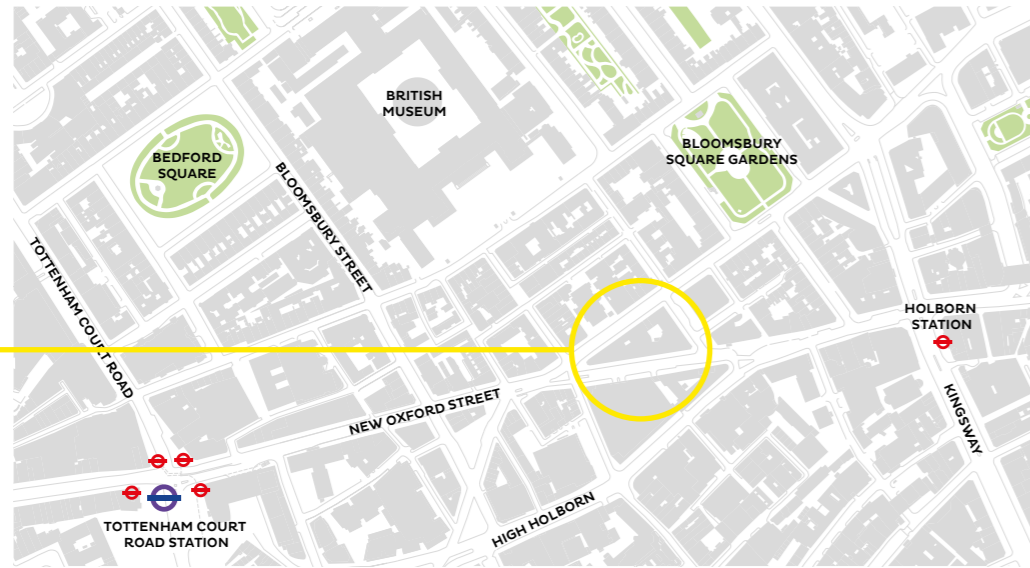
**10 Bloomsbury Way is situated in the heart of Central London, midway between Tottenham Court Road and Holborn.**

The area is undergoing significant refurbishment in anticipation of the arrival of Crossrail at Tottenham Court Road Station in 2018. Immediately opposite, The Past Building is being rebuilt to provide modern office space with new retail and restaurant premises. One New Oxford Street, also immediately opposite, is undergoing refurbishment and will become the head offices for COS and will include further retail and restaurant premises.

The area is well known for its quality hotel offer which attracts a discerning customer. The Rosewood Hotel is in close proximity and includes the Holborn Dining Room. The Hoxton Holborn Hotel is located opposite and includes restaurants Hubbard & Bell and Chicken Shop. The new L'Oscar hotel is due to open in 2017 by Holborn Station.

The already vibrant area will be transformed by the time Crossrail is operational.

10 Bloomsbury Way has been recently refurbished and provides for modern office space of an extremely high standard. The building has an office population of approximately 1500 in a variety of industries including IT, media, medical, and co-working environments.



**CONTACT**

If you require further information or would like to organise an inspection, please do not hesitate to contact:

**Oliver Green**  
+44 (0) 20 7758 3899  
Email: ogreen@savills.com

**Benjamin Ashe**  
+44 (0) 20 7758 3889  
Email: bashe@savills.com



33 Margaret Street  
London  
W1G 0JD

**Important Notice**

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Commercial Marketing. O2O 7499 8644

July 2017

**10**  
BLOOMSBURY  
WAY

LONDON WC1

LAST REMAINING RETAIL UNITS  
TO LET IN THE HEART OF WC1

## UNIT 2

Ground floor GIA 180 sq m 1,938 sq ft Use A1/A3



## UNIT 4

Ground floor GIA 85 sq m 915 sq ft Use A1/A3



Units 2 and 4 are the last available retail units. Unit 1 has been let to Cycle Republic who are already trading. Unit 3 has been let to Tesco.

The premises will be handed over in shell condition with capped services and fully glazed shop fronts. Further details available upon request.

Planning consent has been granted to increase the amount of glazing in the frontage of Unit 2. Further details available upon request.

All areas provided as GIA and interested parties are advised to verify their own areas.



Floor plans are for indicative purposes only. Not to scale.



## LEASES

The premises are to be made available on new Full Repairing and Insuring leases for terms to be agreed.

## RENTS

**UNIT 2**  
£120,000 per annum exclusive

**UNIT 4**  
£60,000 per annum exclusive

## USE

Both units benefit from mixed A1/A3 use.

## RATES

Business rates are to be assessed. Further details available upon request.

## EPCS

Available upon request.

### Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing:  
020 7499 8644 | July 2017