

TO LET
SELF-CONTAINED OFFICE PREMISES IN
THE HEART OF BLOOMSBURY

47 Theobalds Road, London WC1X 8SP

SOUTH PLACE ETHICAL SOCIETY
CONWAY HALL
SUNDAY LECTURES 11.A.M.

CHANNON 408-3894
TOOL DEALERS LOCKSMITHS
KEYS CUT WHILE YOU WAIT
HARDWARE HOUSE

CONWAY HALL



Lower Ground – 3rd Floor
2,559 SQ. FT.

LOCATION (GOOGLE MAPS [LINK](#))

The building is located in the London Borough of Camden in the heart of Bloomsbury. It is in close proximity to the Holborn Station which is a 6 minutes walk from the premises, Chancery Lane (8 minutes walk) and Russell Square Underground Station (10 minutes' walk).

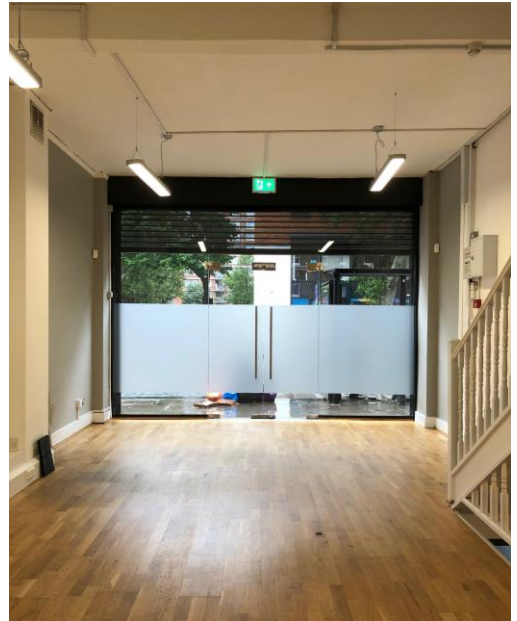
Driving to the west A501 is 1.3 miles which connects to several other routes that link to the M4 and the M25 motorway.

Other occupiers nearby include; Great Ormond Street Hospital, BPP University Law School, Pure Gym London Holborn, Holborn Police Station and Fairly Square among others.

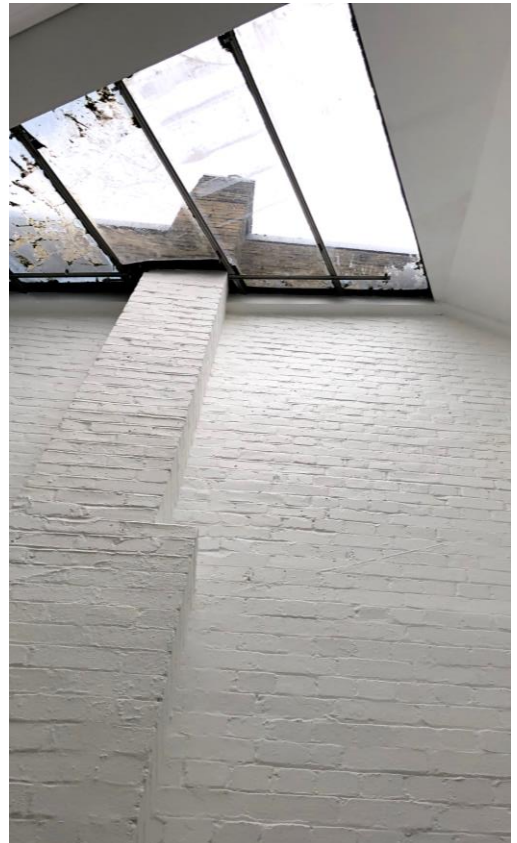
There is also a selection of independent retailers, cafes and restaurants nearby.

DESCRIPTION

The building currently offers office accommodation arranged over lower ground, ground and three upper floors. The existing building comprises a traditional brick-built period property with sash windows at first to third floors with a large glass façade shop front at ground floor.



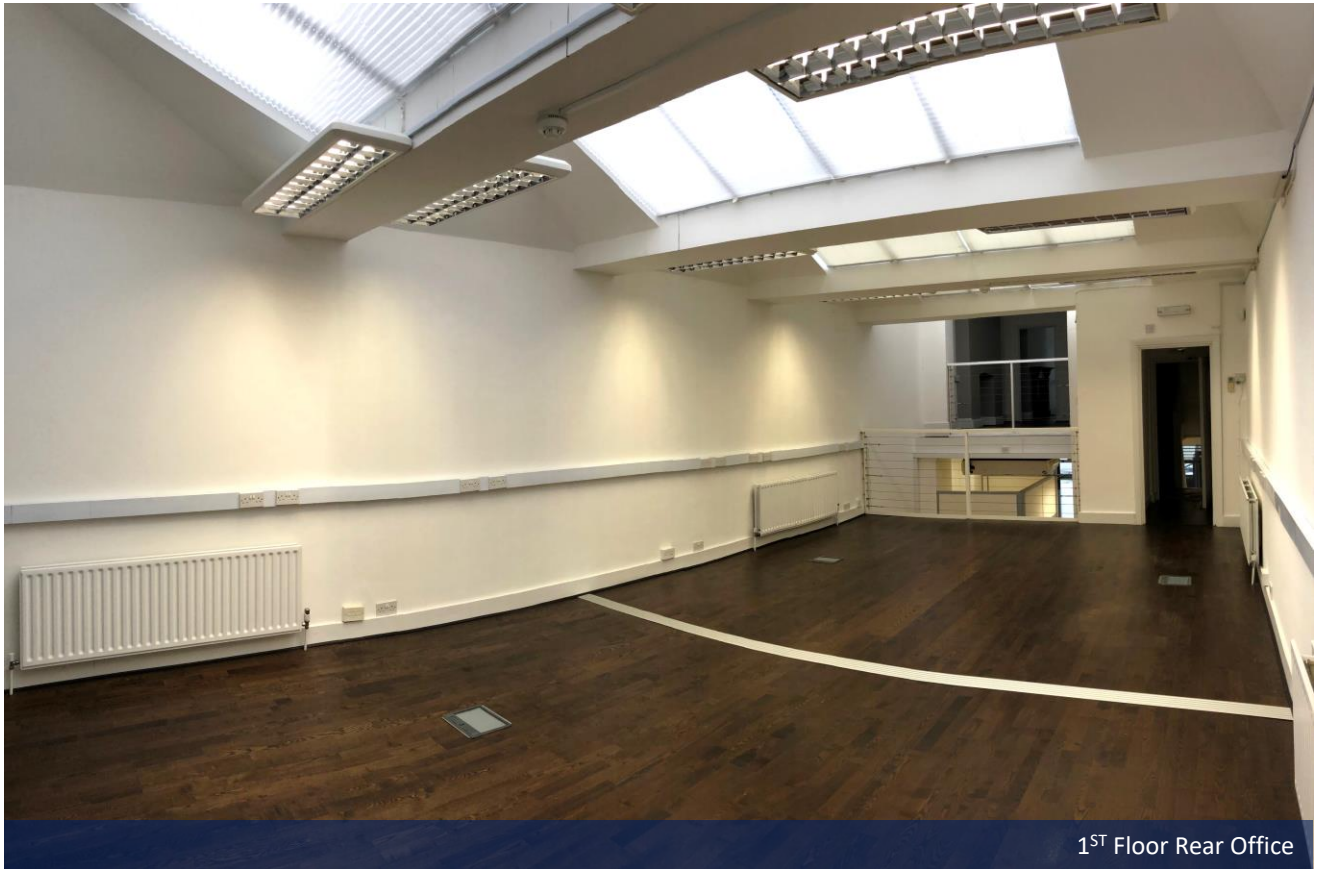
Reverse Ground Floor Frontage



Rear Atrium



Panorama Ground Floor Front



1ST Floor Rear Office



1ST Floor Front Office



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

RENT

£105,000 per annum exclusive.

BUSINESS RATES

Local Authority: Camden

Rateable Value: £74,000

Interested parties are advised to make their own enquires.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

FLOOR AREA

Floor	m ²	ft ²
Third Floor	31.77	342
Second Floor	26.29	283
First Floor	27.87	300
Mezzanine	39.94	430
Ground Floor	84.07	905
Lower Ground Floor	27.40	295
Total	237.34	2,559

AMEMITIES

- Self Contained Building
- Prominent High Street Location
- Excellent Natural Light Throughout
- Wood Flooring
- Air Conditioning (Not Tested)
- New Carpeted Staircases

VIEWINGS:

Strictly through Robert Irving Burns and Farebrother:

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