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FREEHOLD FOR SALE

4 TAVISTOCK PLACE
BLOOMSBURY
LONDON WC1

7,276 SQ FT GIA/ 5,338 SQ FT NIA

Location

The building is located on the south side of Tavistock Place, close to the junction with Tavistock Square.

Transport links in the area are excellent with Euston, Kings Cross City and Russell Square stations all within short walking distance.

Description

Comprising of a mid-terrace period style property, with a modern concrete framed building behind. There is huge potential to extend and improve the property and architect designed plans and visuals are available on request.



A planning application to extend the property for commercial/B1 use is being prepared, which would increase the floor areas to 8,316 sq ft (GIA) & 6,564 sq ft (NIA).

Floor Areas

Floor	Gross Internal		Net Internal	
5 th Floor	646 sq ft	(60 sq m)	484 sq ft	(45 sq m)
4 th Floor	1,033 sq ft	(96 sq m)	753 sq ft	(70 sq m)
3 rd Floor	1,163 sq ft	(108 sq m)	872 sq ft	(81 sq m)
2 nd Floor	786 sq ft	(73 sq m)	560 sq ft	(52 sq m)
1 st Floor	1,281 sq ft	(119 sq m)	1,066 sq ft	(99 sq m)
G Floor	1,163 sq ft	(108 sq m)	936 sq ft	(87 sq m)
LG Floor	1,206 sq ft	(112 sq m)	667 sq ft	(62 sq m)
Total (approx)	7, 276 sq ft	(676 sq m)	5,338 sq ft	(496 sq m)

Tenure

Freehold, with full vacant possession.

Price

£6.5 million.

Viewing

Strictly by appointment through joint agents:



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