



020 7404 5043  
info@galepriggen.co.uk  
galepriggen.co.uk

**\*\*NEW INSTRUCTION\*\***

# Swedenborg House 20-21 Bloomsbury Way London WC1

605 sq ft ( 56 sq m approx)

## Location

This charming Grade II listed building is well located on the south west corner of Bloomsbury Square, being in close proximity to both Holborn and Tottenham Court Road tube stations.

## Accommodation

The available suite is located on the 3<sup>rd</sup> floor of this attractive period office building.

The space consists of an open plan area with two private offices. The unit benefits from excellent natural light and high ceilings.



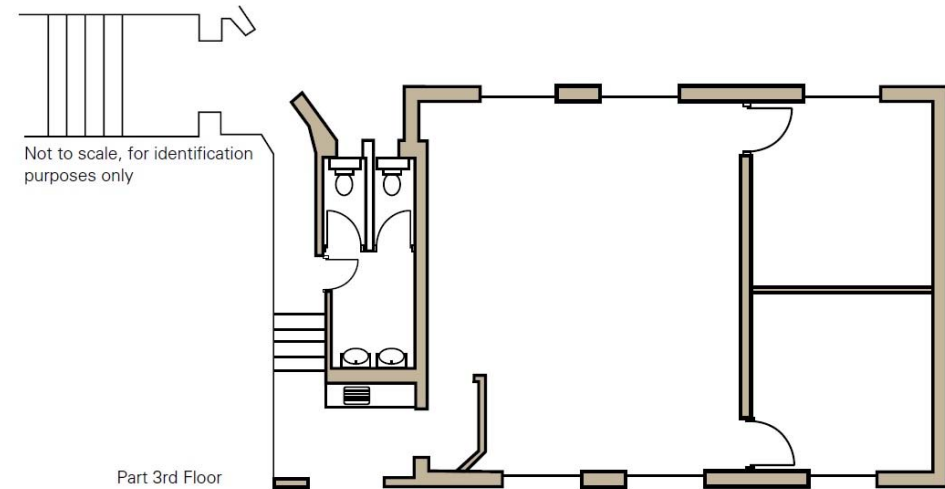


## Floor Areas & Outgoings

Floor	FT <sup>2</sup>	Rent	S/C	Rates	Total
3	605	£23,520	£4,200	£10,145	£37,865

## Amenities

- \* Central heating
- \* Plastered ceilings
- \* New LEDC lighting
- \* 2 x Partitioned meeting rooms/office
- \* Excellent natural light
- \* Entryphone



## Lease

An assignment of a lease for a term to expire 11<sup>th</sup> April 2021 which is contracted outside of the 1954 Landlord & Tenant Act.

Alternatively, the landlord has stated that they would be prepared to grant a new lease for a term by arrangement. Rent upon application

## Possession

Immediately upon completion of legal formalities.

## Viewing

Strictly by appointment through letting agents:

Gale Priggen & Co T: 020 7404 5043

Clarke Buxton [cb@galepriggen.co.uk](mailto:cb@galepriggen.co.uk)  
 Tony Priggen [acp@galepriggen.co.uk](mailto:acp@galepriggen.co.uk)

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