

NEW INSTRUCTION

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

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PROPERTY PARTICULARS

**SWEDENBORG HOUSE
20-21 BLOOMSBURY WAY
LONDON WC1**



**BRIGHT BLOOMSBURY OFFICE TO LET
605 sq ft APPROX**

SWEDENBORG HOUSE

20-21 BLOOMSBURY WAY

LONDON WC1

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

Comprises a newly decorated office suite on part of the 3rd floor having an approximate net internal floor area of **605 sq. ft.** The space is currently arranged to provide two private offices and an open plan area and benefits from a good floor to ceiling height and large windows.

FEATURES

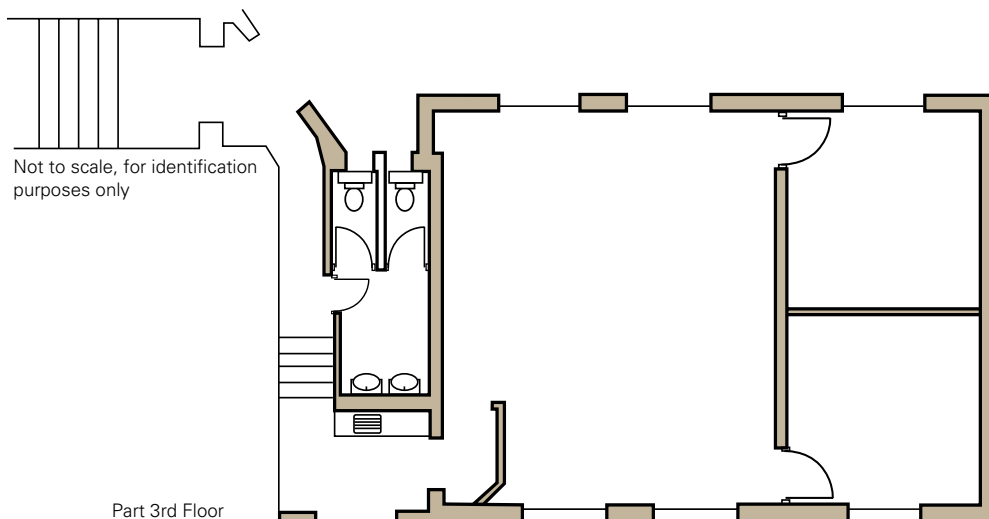
Central heating

Plastered ceilings

New LED lighting

Shared kitchen

Video entry phone



TERMS

An assignment of a lease for a term to expire 11th April 2021 which is excluded from s. 24-28 of the Landlord & Tenant Act 1954 at a passing rent of **£23,520** per annum exclusive (i.e. just under **£39 per sq ft**).

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

RATES

The approximate rates payable for the current financial year (2019/20) is **£16.77 per sq. ft.** Interested parties are advised to make their own enquiries to verify this.

SERVICE CHARGE

The annual service charge is £4,200 plus VAT.

IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

VIEWING

Via sole letting agents

Please contact

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