

**3QUEEN
SQUARE**
LONDON WC1N 3AR



PRIOR TO FIT OUT



AVAILABLE
2,750 sq ft

**STUNNING OFFICE FLOOR
WITH PRIVATE TERRACE**

Location

The property is on the west side of this garden square. Communications are excellent with Holborn (Central Line) and Russell Square (Piccadilly Line) Underground Stations a short walking distance away Euston, King's Cross/St. Pancras stations are easily accessible. The area is well served by hotels, restaurants, cafés and shopping.

Description

The offices are offered “as fitted” or in open plan. The property has been refurbished to provide high quality space directly overlooking Queen Square, a hidden oasis in the centre of Bloomsbury.

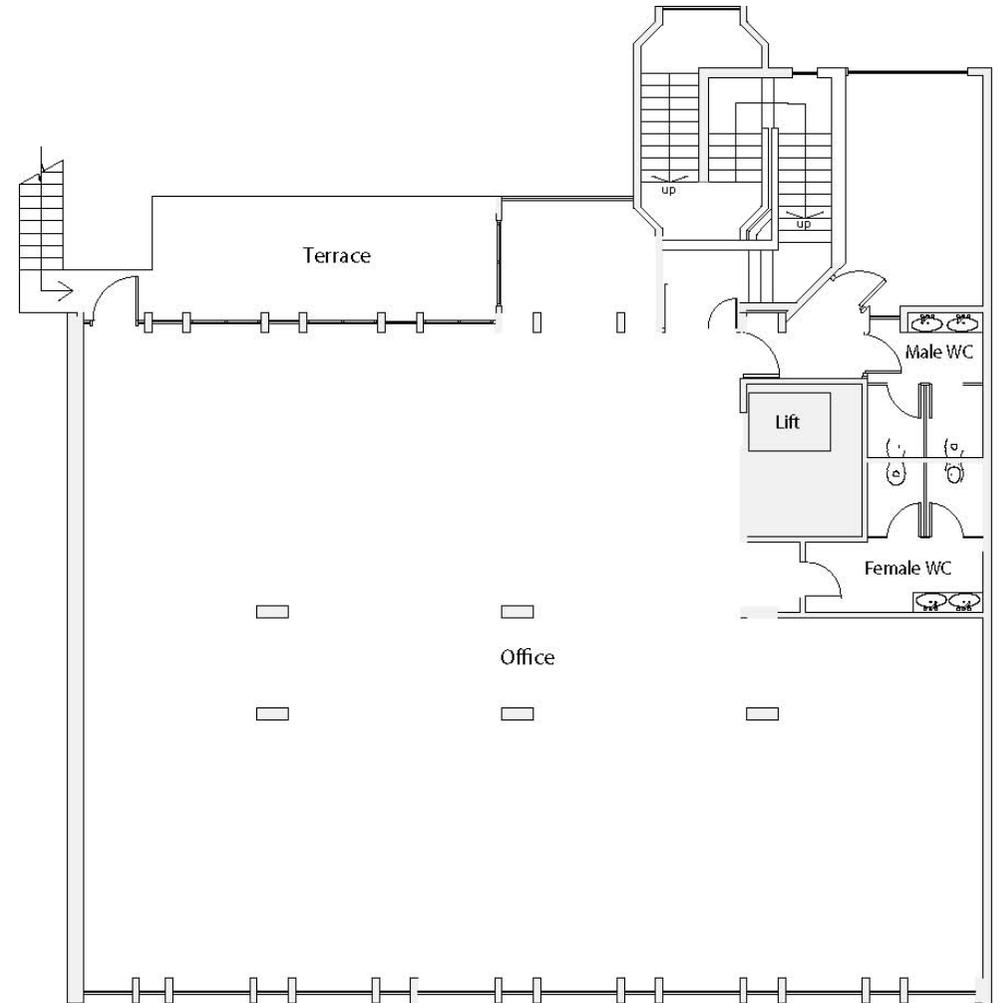
Accommodation

The available accommodation is on the first floor, having a net floor area of 2,750 sq ft. The offices have a generous ceiling height and benefit from outstanding natural daylight. There is an outstanding terrace with direct access from the office floor.



Specification

- VRF air conditioning
- 8 person passenger lift
- High quality reception area, with circle slide access door and European Jura limestone to the floor and walls.
- Solid European oak flooring
- Underfloor trunking
- Floor to ceiling double glazing, with opening windows
- Plaster coated ceilings with high frequency fluorescent uplighting
- Male and female WC's finished to a high standard with Jura marble flooring and 'Duravit' basin.
- Covered terrace with feature lighting and solid timber plank flooring



QUEEN SQUARE

Lease

A new lease is available direct from the owner, for a term to be agreed.

Terms

| RENT | RATES | S/C | TOTAL PA |
|------------|------------|--------------|------------|
| £52.50 PSF | £17.00 PSF | c.£10.00 PSF | £79.50 PSF |

Viewing

Strictly by appointment through sole agents.

Contact

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