

Compton

Bloomsbury

Emerald Street Estate
Emerald St.
WC1N 3QA

Refurbished self-contained offices
both fitted and open plan for rent
on flexible lease terms from 12
months in the heart of Bloomsbury.

For Rent

837 to 6,205 ft²

020 7101 2020
compton.london



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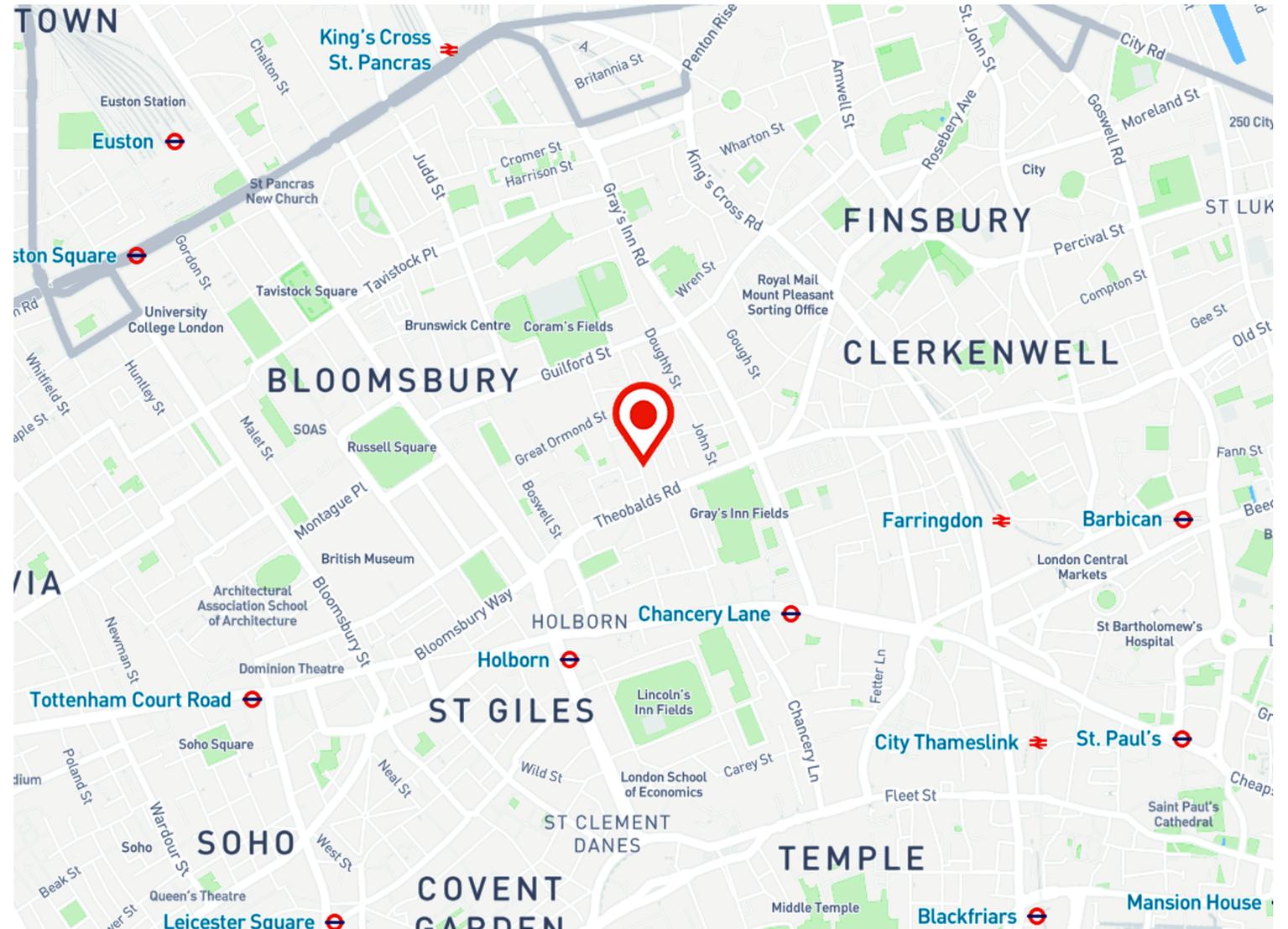
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Location

The immediate surrounds make this location highly sought after with Red Lion Square and Lambs Conduit Street, both offering a large selection of bars, restaurants & retail within close proximity to the estate.

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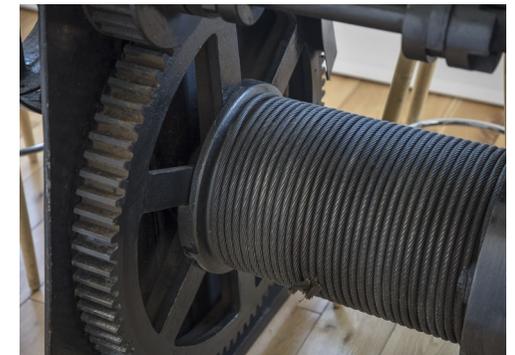
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Amenities

- Self-contained newly refurbished offices available for rent
- Offices can be delivered open plan or fully fitted
- Flexible lease terms from 12 months upwards
- Wooden flooring throughout
- Exposed brickwork feature walls
- Fantastic natural daylight
- Air conditioning
- Perimeter trunking

Description

The Emerald Street Estate, situated in the heart of Bloomsbury, comprises of 7 charming warehouse conversions. Formerly used by the Victorian industrial industry, the estate has now been converted to studio & office accommodation and houses over 18 different companies, mainly in the creative sectors.

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Lease Term

New full repairing & insuring lease available for a term by
arrangement direct from the Landlord

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other
professional costs incurred in the transaction

Local Authority

The London Borough of Camden

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	Sq ft	Rent	Rates Payable	Service Charge	Availability
2nd - Building 17-21	837	£49.50 per sq ft	£19.71 per sq ft	£6.40 per sq ft	Available
1st - Building 17-21	1,849	£49.50 per sq ft	£19.71 per sq ft	£6.40 per sq ft	Available
2nd - Building 10-12	947	£50 per sq ft	£17 per sq ft	£6.13 per sq ft	Available
1st - Building 10-12	935	£52 per sq ft	£17 per sq ft	£6.13 per sq ft	Available
Lower Ground - Building 10-12	784	£35 per sq ft	£17 per sq ft	£6.13 per sq ft	Available
Ground - Building 14-18	853	£52 per sq ft	£18.40 per sq ft	£4.52 per sq ft	Available
Total	6,205				

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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