

TO LET
NEWLY REFURBISHED OFFICE (B1) PREMISES
3 STEDHAM PLACE, LONDON, BLOOMSBURY, WC1A 1HU



506 SQ. FT. (47.01 SQ. M.)

LOCATION ([GOOGLE MAPS LINK](#))

This newly refurbished office is located within the private gated courtyard of Stedham Place, situated off New Oxford Street. Tottenham Court Road Underground Station is within easy walking distance (0.2 miles, Central and Northern Lines).

DESCRIPTION

This recently refurbished open plan office with a roof terrace, benefits from a video phone entry system, alarm system, Air Conditioning, wall sockets throughout, natural light throughout, wall mounted radiators, French Windows, demised WCs and new panelled lighting.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the Landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS#

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	
Size (sq. ft.)	506
Quoting Rent (p.a.) excl.	£30,000
Estimated Rates Payable (p.a.)	£8,316
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	TBC

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- New video phone entry system.
- Roof terrace.
- French windows.
- Alarm system.
- Air conditioning (not tested).
- Wall sockets throughout.
- Wall mounted radiators.
- Demised WCs.
- Panelled lighting.

VIEWINGS:

Strictly through Robert Irving Burns.



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