



AVAILABLE TO LET

39-40 Russell Square

39-40 Russell Square, Bloomsbury, London, WC1A



Office for rent, 8,104 sq ft, £475,000 per annum

To request a viewing call us on (0) 20 7493 4002

For more information visit <https://realla.co/m/18697-39-40-russell-square-39-40-russell-square>

Chris Kerrison
chris.kerrison@montagu-evans.co.uk

Stuart Fricker
stuart.fricker@montagu-evans.co.uk

39-40 Russell Square

39-40 Russell Square, Bloomsbury, London, WC1A

To request a viewing call us on (0) 20 7493 4002



Self-Contained Office, located on the west side of Russel Square

The property comprises modern open plan floors behind a traditional period façade.

The building is of brick construction which are arranged over five floors. The Grade II listed office has recently undergone a comprehensive refurbishment and provides floors that are a mix of central heating and AC.

The 3rd floor has a west facing roof terrace

Euston mainline station is also within a short walk. The area is home to a number of world leading universities, colleges and hospitals.

Highlights

- Self-Contained Office
- Mix of central heating and AC
- The 3rd floor has a west facing roof terrace

Property details

Rent	£475,000 per annum
Est. rates payable	£18.50 psf
Building type	Office
Planning class	B1
Size	8,104 sq ft
Lease type	New
Lease details	A new lease is available directly from the landlord for a term by arrangement.
EPC	Available on request

More information

Visit microsite

<https://realla.co/m/18697-39-40-russell-square-39-40-russell-square>

Contact us

Montagu Evans (London | Office Agency)
5 Bolton Street, London W1J 8BA
www.montagu-evans.co.uk
(0) 20 7493 4002
enquiries@montagu-evans.co.uk
[in linkedin.com/company/69450/](https://www.linkedin.com/company/69450/)
[@MontaguEvansLLP](https://twitter.com/MontaguEvansLLP)

Chris Kerrison
Montagu Evans
0207 312 7412
chris.kerrison@montagu-evans.co.uk

Stuart Fricker
Montagu Evans
020 7312 7423
stuart.fricker@montagu-evans.co.uk

Angus MarlowThomas
Montagu Evans
0207 866 8612
angus.marlow-thomas@montagu-evans.co.uk

Quote reference: RENT-18697

09/11/2017 Misrepresentation Act 1967 Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Montagu Evans nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. September 2017.