





48 Russell Square

Affordable Grade A office accommodation available on flexible lease terms. All figures are inclusive of rent, business rates and service charge

The building and communal aspects are well maintained and all the suites benefit from the communal reception (with manned reception), kitchen facilities and gardens. Board room and gym also available by separate arrangement.

- Use of shared reception
- Boardroom available for hire
 - Use of communal garden
 - Recently Refurbished

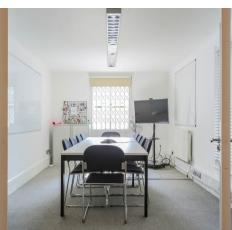
Ground Floor

















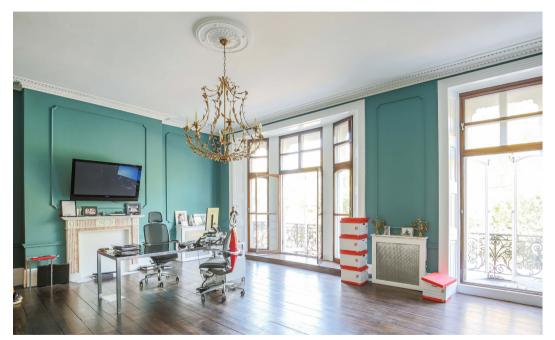






Boardroom available to hire on a hourly or a daily rate.

1st Floor







2nd Floor









4th Floor









Additional Facilities



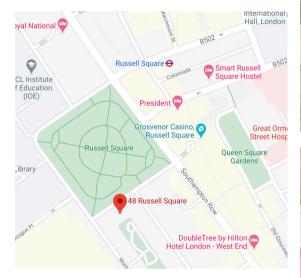






Local Area

A short walk to Russell Square station, The Brunwick Centre and a vareity of local coffee shops and restaurants.



Local Stations

Russell Square station
Kings Cross St Pancras station
Tottenham Court Road station
Holborn station





Property Details

Floor	Size sq ft	Rent psf	Total per annum	Planning usage
Ground Floor	1370	£82.50	£113,000	B1
1st Floor	450	£100.00	£45,000	B1
1st Floor	330	£100.00	£33,000	B1
1st Floor	1150	£100.00	£115,000	B1
2nd Floor	1096	£77.50	£85,000	B1
3rd Floor	328	£75.00	£24,600	B1
4th Floor	450	£70.00	£31,500	B1
4th Floor	328	£70.00	£23,000	B1

Contact us

Craig Van Straten
John D Wood
020 7355 8080
craigvanstraten@johndwood.com

Jacob Haftel
John D Wood
020 7629 9050
jacobhaftel@johndwood.com

Quote Reference: 48 Russell Square

07/11/2017 Misrepresentation Act 1967: Conditions under which particulars are issued: Castleplus Ltd trading as John D Wood for themselves and for the vendor of this property, whose agents they are give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor does not make or give, and neither Castleplus Ltd trading as John D Wood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Property. Property. Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. September 2020.



John D Wood

34/35 Clarges Street, Mayfair, London W1J 7EJ www.johndwood.com
020 7355 8080
Property@johndwood.com

@John_D_Wood