



AVAILABLE TO LET

3 Queen Square, London WC1

3 Queen Square, London, WC1N 3AR



**BNP PARIBAS
REAL ESTATE**

Office for rent, 1,520 - 3,984 sq ft, £52.50 - £59.50 psf

To request a viewing call us on 0207 338 4000

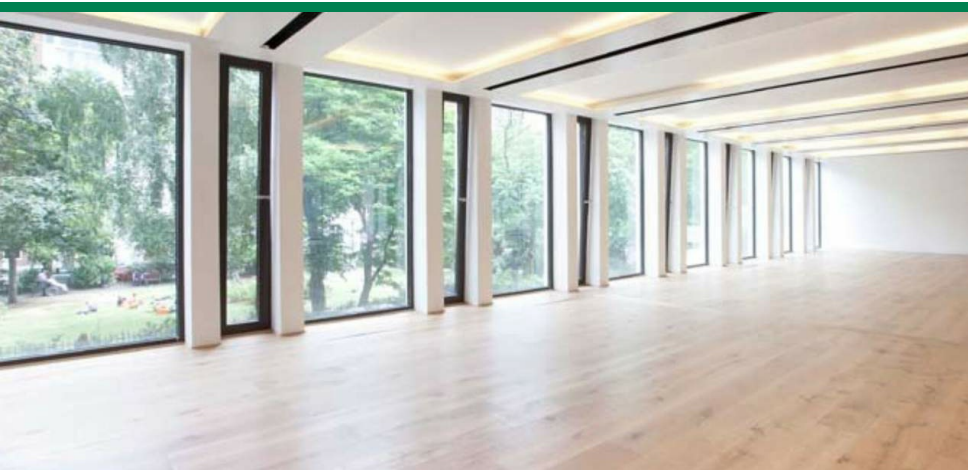
For more information visit <https://www.realla.co.uk/m/50079-3-queen-square-london-wc1-3-queen-square>

Rob Rooney
robert.rooney@realestate.bnpparibas

Percy Clarke
percy.clarke@realestate.bnpparibas

3 Queen Square, London WC1

3 Queen Square, London, WC1N 3AR To request a viewing call us on 0207 338 4000



Stunning open plan light filled office accommodation with tranquil views overlooking Queen's Square.

The office property provides well refurbished Grade A office accommodation directly overlooking the garden square, a hidden oasis in the centre of Bloomsbury.

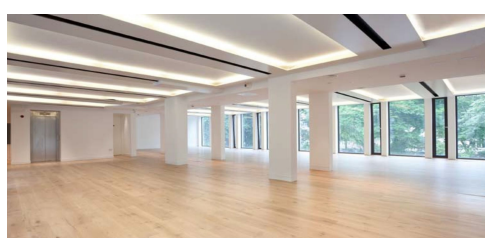
Highlights

- 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
- Part fitted
- Solid European oak flooring
- Underfloor trunking
- Floor to ceiling double glazing, with opening windows
- Plaster coated ceilings
- Male and female WC's finished to a high standard with Jura marble flooring and 'Duravit' basins
- Covered terrace with feature lighting and solid timber plank flooring

Property details

Rent	£52.50 to £59.50 psf
S/C	£9.00 psf
Rates payable	£20.00 psf
Building type	Office
Sizes	1,520 to 3,984 Sq ft

Floor	Size sq ft	Rent psf	Total pa	Status
Entire 1st Floor	2,464	£59.50	£146,608.00	Available
Ground Floor	1,520	£52.50	£79,800.00	Available
Total	3,984		£226,408.00	



More information

[Visit microsite](#)

<https://www.realla.co.uk/m/50079-3-queen-square-london-wc1-3-queen-square>

Contact us

BNP Paribas Real Estate (West End Office Leasing)

13 Hill Street, London W1J 5LQ

www.realestate.bnpparibas.co.uk

0207 338 4000

realestate.enquiries@bnpparibas.com

[linkedin.com/company-beta/963211/?](https://www.linkedin.com/company-beta/963211/?path=Wildcard=963211)

pathWildcard=963211

[@BNPPRE_UK](https://twitter.com/BNPPRE_UK)

Rob Rooney

BNP Paribas Real Estate

0207 338 4408

robert.rooney@realestate.bnpparibas

Percy Clarke

BNP Paribas Real Estate

+44 20 7318 5019

percy.clarke@realestate.bnpparibas

Quote reference: RENT-50079

25/03/2021&nsbp; Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) 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 the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2017