

28-30 LITTLE RUSSELL STREET BLOOMSBURY, WC1

3rd Floor - 2,450 SQ FT

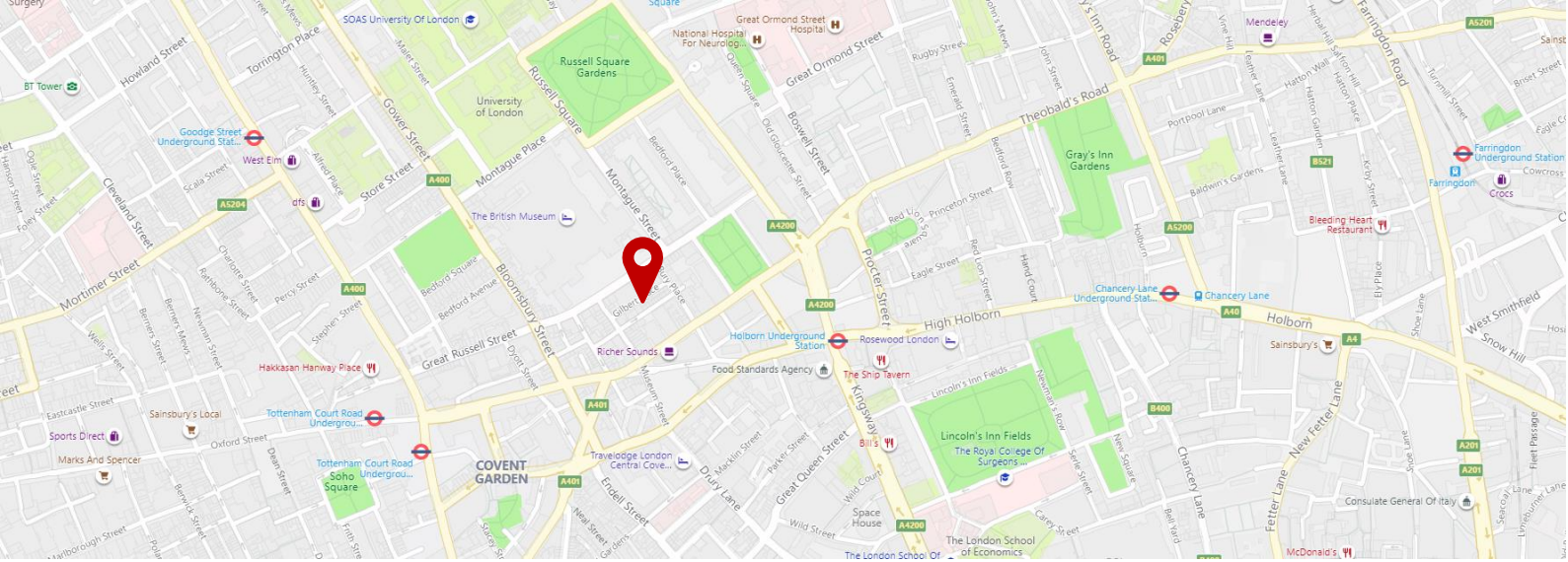
EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



FULLY FITTED & FURNISHED MEDIA STYLE OFFICE SPACE

The entire third floor is currently available offering 2,450 sq ft of fully fitted contemporary office space. The configuration will suit a variety of businesses, with predominantly medium to high density desking in situ. The building has a dual aspect allowing for fantastic levels of natural light onto the floor plate.

Fully fitted & furnished	Comfort cooling	Original oak wood floors	Kitchenette & breakout area	Dedicated desking in situ
Bicycle racks to rear of building	Board & Meeting room	Passenger lift	Male and female WC's	Communal showers in LG floor



LOCATION

The building is located on the north side of Little Russell Street, between Museum Street and Bury Place, just south of the British Museum.

In close proximity to the hustle and bustle of Holborn and also Tottenham Court Road Station.

TRANSPORT

Tottenham Court Road (3 min walk) Northern and Central Line (& soon to be Elizabeth line)

Holborn (4 min walk) Central and Piccadilly Line

Russell Square (6 min walk) Piccadilly Line

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
3 rd	2,450	£59.50	C.£17.50	C.£8.00	Available Now

TENURE Leasehold
LEASE A new lease is available for a term by arrangement from the Freeholder

EPC D

VIEWING

Strictly by appointment through landlord's joint sole agents:

Edward Charles & Partners
 020 7009 2300

Jamie Shuttle
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Katie Dart
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