

# Compton

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## **Bloomsbury**

Emerald Street Estate  
Emerald Street  
WC1N 3QA

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Refurbished self-contained offices  
both fitted and open plan for rent  
on flexible lease terms from 18  
months in the heart of Bloomsbury.

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## **For Rent**

862 to 7,960 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)





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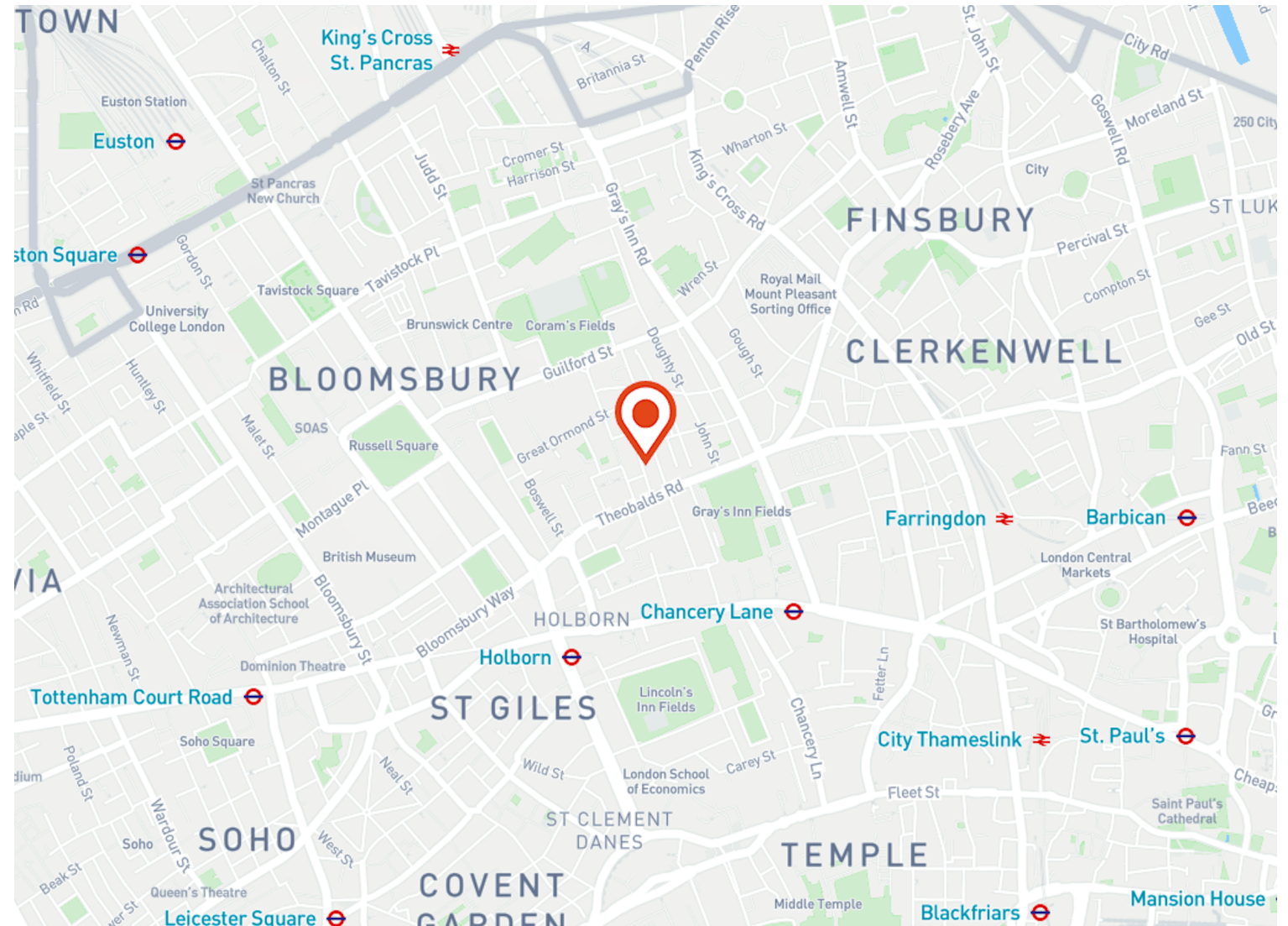
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## Location

The immediate surrounds make this location highly sought after with Red Lion Square and Lambs Conduit Street, both offering a large selection of bars, restaurants & retail within close proximity to the estate.

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## Amenities

- Newly refurbished former warehouse offices available for rent
- Offices can be delivered open plan or fully fitted
- Flexible lease terms from 18 months upwards
- Original wooden flooring throughout with exposed brickwork feature walls
- Fantastic natural daylight
- Air conditioning
- Perimeter trunking
- On-site Porter
- Self-contained WCs
- Dedicated fibre line

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## Description

The Emerald Street Estate, situated in the heart of Bloomsbury, comprises of 7 charming warehouse conversions. Formerly used by the Victorian industrial industry, the estate has now been converted to studio & office accommodation and houses over 18 different companies, mainly in the creative sectors.

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## Content

[View on Website](#)



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## Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

## Local Authority

The London Borough of Camden



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## Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Lower Ground - Building 17-21	2,619	£37.50 /sq ft	£7.06 /sq ft	£2.16 /sq ft	£10,196.64	£122,359.68	Available
3rd - Building 11-15	1,941	£55 /sq ft Guiding	£20 /sq ft	£8 /sq ft	£13,425.25	£161,103	Available
2nd - Building 11-15	1,668	P.O.A	£20 /sq ft	£8 /sq ft	£3,892	£46,704	Available
1st - 14-18	862	£52 /sq ft Guiding	£18.18 /sq ft	£5.33 /sq ft	£5,424.14	£65,089.62	Available
Ground - Building 6-8	870	£47 /sq ft Guiding	£19 /sq ft	£6.50 /sq ft	£5,256.25	£63,075	Available

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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[sh@compton.london](mailto:sh@compton.london)  
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