Bloomsbury Emerald Street Estate Emerald Street WC1N 3QA

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

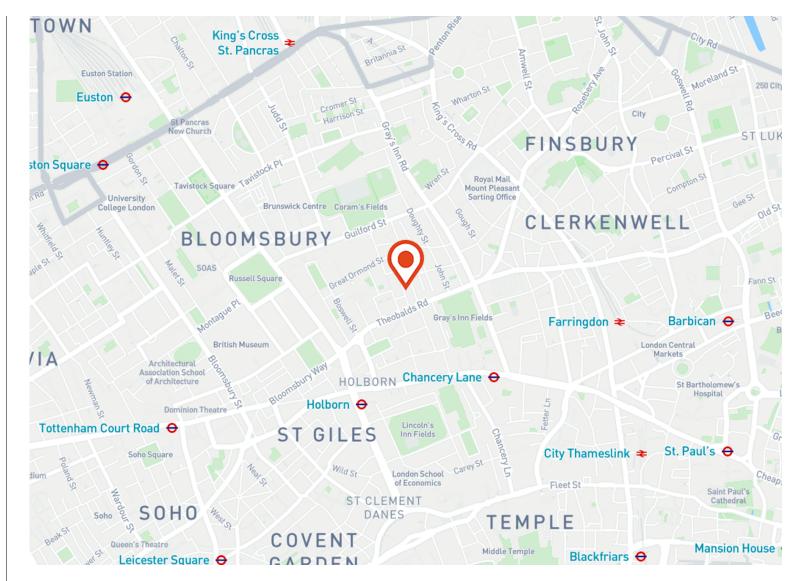
For Rent 862 to 7,960 ft ²

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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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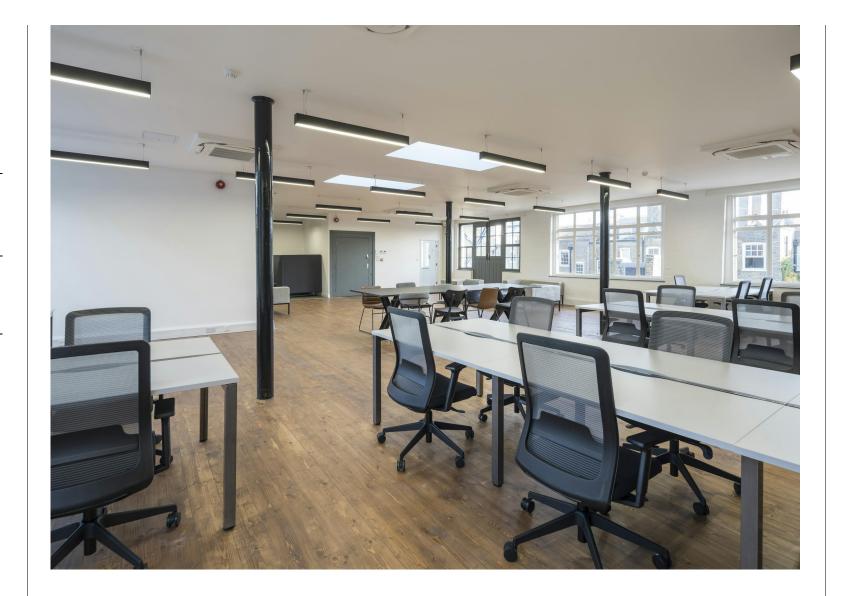


1st Floor Office Space- 17-21 Emerald Street

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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

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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For Rent 862 to 7,960 ft² Content

View on Website

Lease Term

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

VAT

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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 11-151,941 | | £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 |

Contact Us

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

Sarah Hill sh@compton.london 07936 338 774

Elliott Stern es@compton.london 07834 918700



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