

Compton

Bloomsbury

11-15 Emerald Street
WC1N 3QL

Wonderful self-contained building
with excellent natural light in a
former warehouse in the heart of
Bloomsbury.

For Rent

5,903 ft²

020 7101 2020
compton.london



Compton

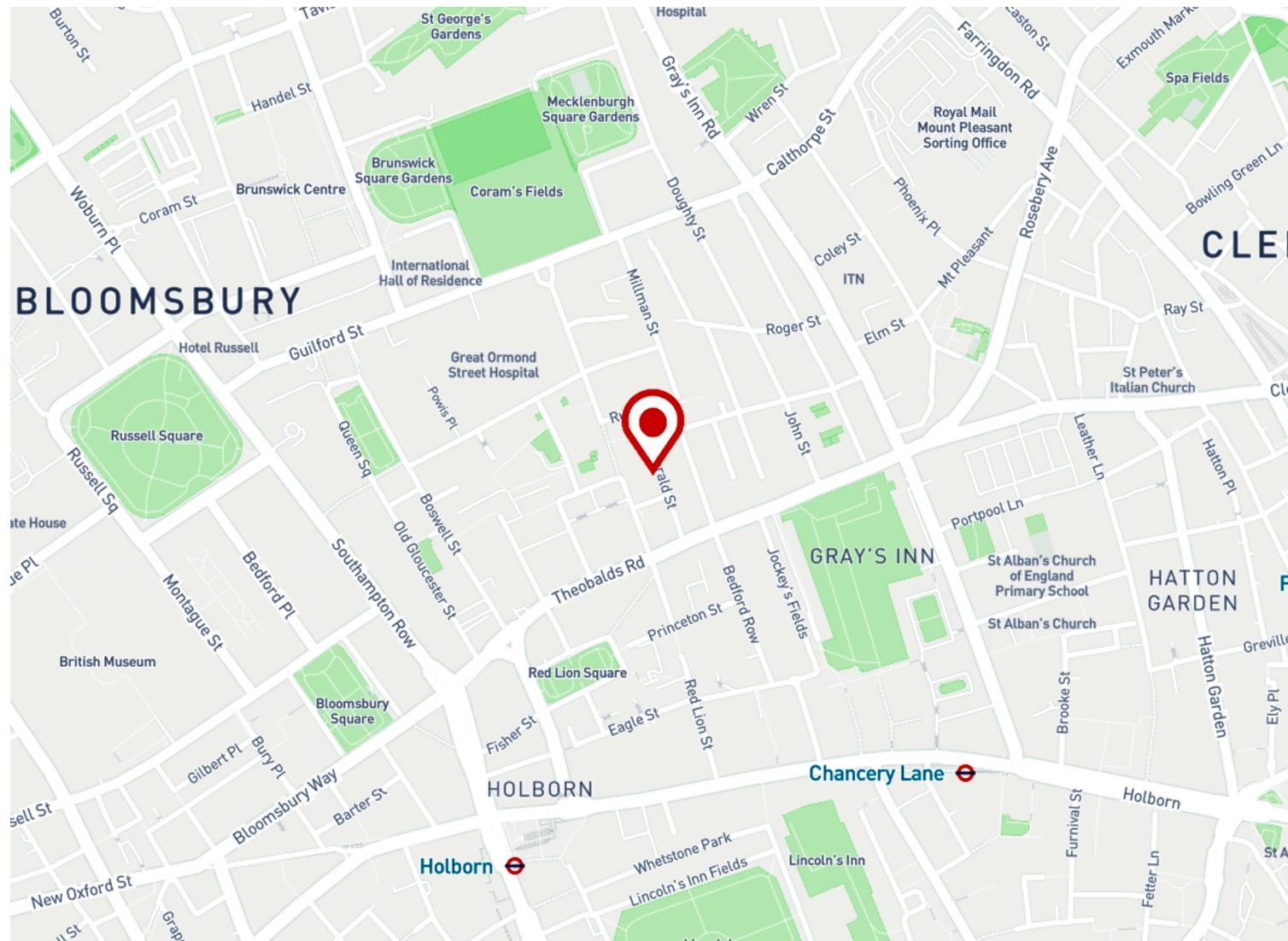
Bloomsbury

11-15 Emerald Street
WC1N 3QL

Wonderful self-contained building with excellent natural light in a former warehouse in the heart of Bloomsbury.

For Rent

5,903 ft²



Location

The immediate surroundings 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.

Both Chancery Lane and Holborn Underground Stations are a short walk from the building making it a fantastic location for office occupiers. In addition, both Kings Cross and Farringdon Stations provide further transport links.

Compton

Bloomsbury

11-15 Emerald Street
WC1N 3QL

Wonderful self-contained building with excellent natural light in a former warehouse in the heart of Bloomsbury.

For Rent

5,903 ft²



Compton

Bloomsbury

11-15 Emerald Street
WC1N 3QL

Wonderful self-contained building with excellent natural light in a former warehouse in the heart of Bloomsbury.

For Rent

5,903 ft²

020 7101 2020
compton.london



GF Office

Compton

Bloomsbury

11-15 Emerald Street
WC1N 3QL

Wonderful self-contained building with excellent natural light in a former warehouse in the heart of Bloomsbury.

For Rent

5,903 ft²



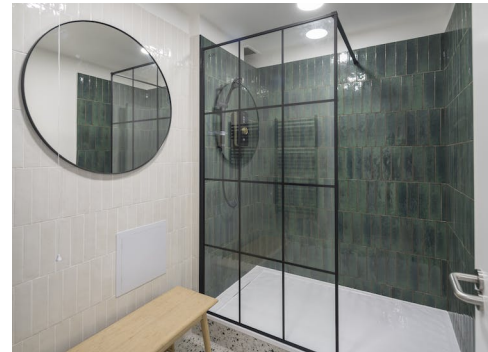
Compton

Bloomsbury

11-15 Emerald Street
WC1N 3QL

Wonderful self-contained building
with excellent natural light in a
former warehouse in the heart of
Bloomsbury.

For Rent
5,903 ft²



Bloomsbury

11-15 Emerald Street
WC1N 3QL

Wonderful self-contained building with excellent natural light in a former warehouse in the heart of Bloomsbury.

For Rent

5,903 ft²

Amenities

- Self-contained Lower Ground, Ground & First floor warehouse building
- Newly refurbished to include new lighting, refurbished original wood flooring, 2 new kitchenettes, new WC and shower facilities
- Fantastic natural daylight with floor to ceiling windows on Emerald Street, which is a great branding opportunity
- Partially fitted with crittall-style meeting rooms and 2 kitchenettes
- Real wooden flooring throughout
- Exposed brick work
- Comfort cooling system
- Indoor bike racks and demised shower
- Self-contained WC and kitchen facilities

Description

11-15 Emerald Street is a self-contained building which would be a perfect HQ. The building is spread over Lower Ground to 1st floors with an interconnecting stairwell. The space has just been newly refurbished throughout to include new lighting.

The floors benefit from high ceilings and fantastic natural light as well as retaining elements of its warehouse character such as exposed brickwork and crittall windows.

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 office accommodation and is home to many media and creative companies.

Bloomsbury

11-15 Emerald Street
WC1N 3QL

Wonderful self-contained building with excellent natural light in a former warehouse in the heart of Bloomsbury.

For Rent

5,903 ft²

Content

[View on Website](#)



Terms

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

Tenure

Leasehold

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

Bloomsbury

11-15 Emerald Street
WC1N 3QL

Wonderful self-contained building with excellent natural light in a former warehouse in the heart of Bloomsbury.

For Rent
5,903 ft²

Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
1st	773	£57.50	£15	£2.50	£75	£4,831.25	£57,975	Under Offer
Ground	3,175	£57.50	£15	£2.50	£75	£19,843.75	£238,125	Under Offer
Lower Ground	1,955	£57.50	£15	£2.50	£75	£12,218.75	£146,625	Under Offer
Total	5,903	£57.50	£15	£2.50	£75	£36,893.75	£442,725	

Compton

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



020 7101 2020
compton.london

Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, EC1V 4JJ
Generated on 28/11/2023