

# Compton

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## **Bloomsbury**

3 Gower Street  
WC1E 6HA

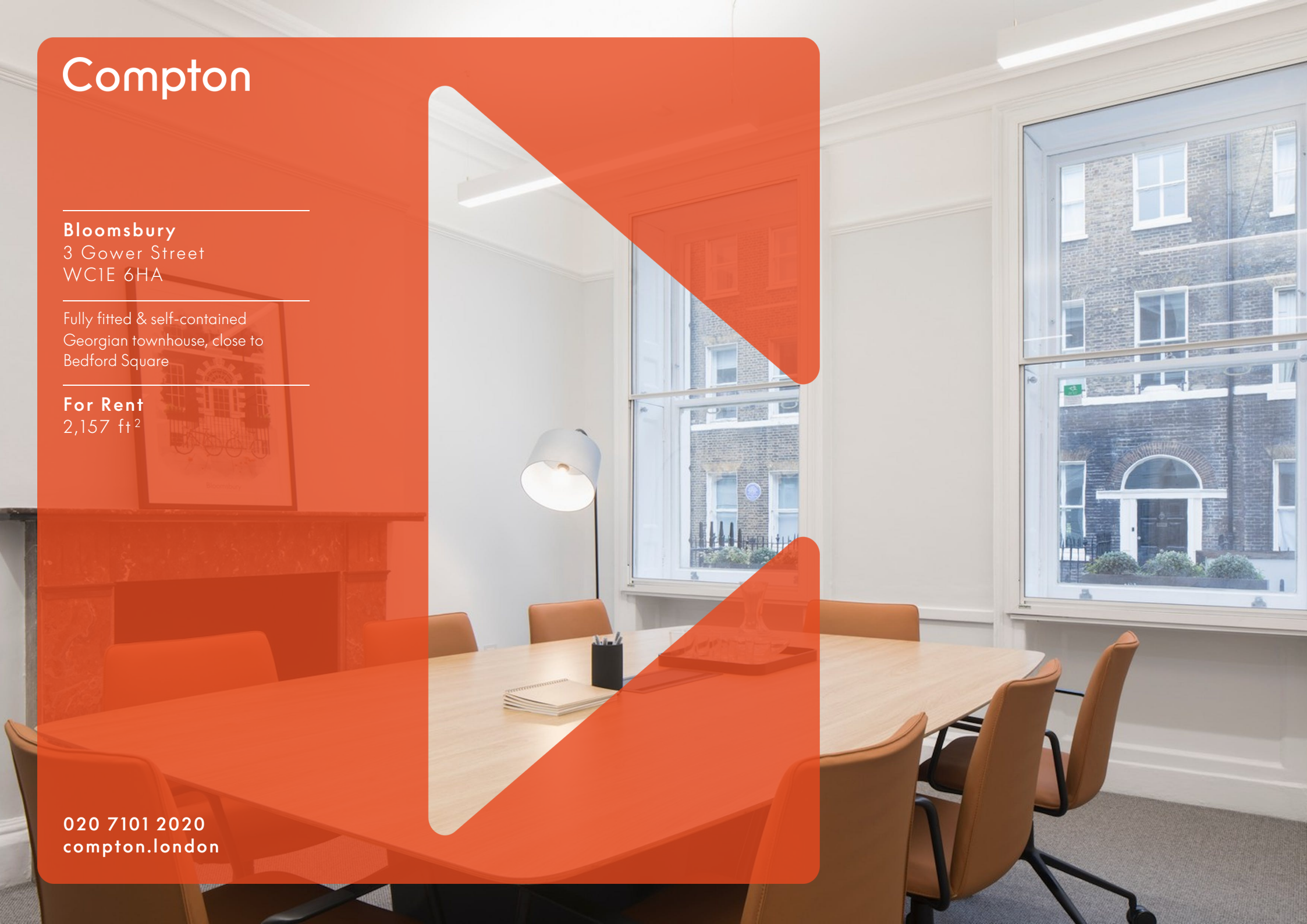
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Fully fitted & self-contained  
Georgian townhouse, close to  
Bedford Square

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**For Rent**  
2,157 ft<sup>2</sup>

020 7101 2020  
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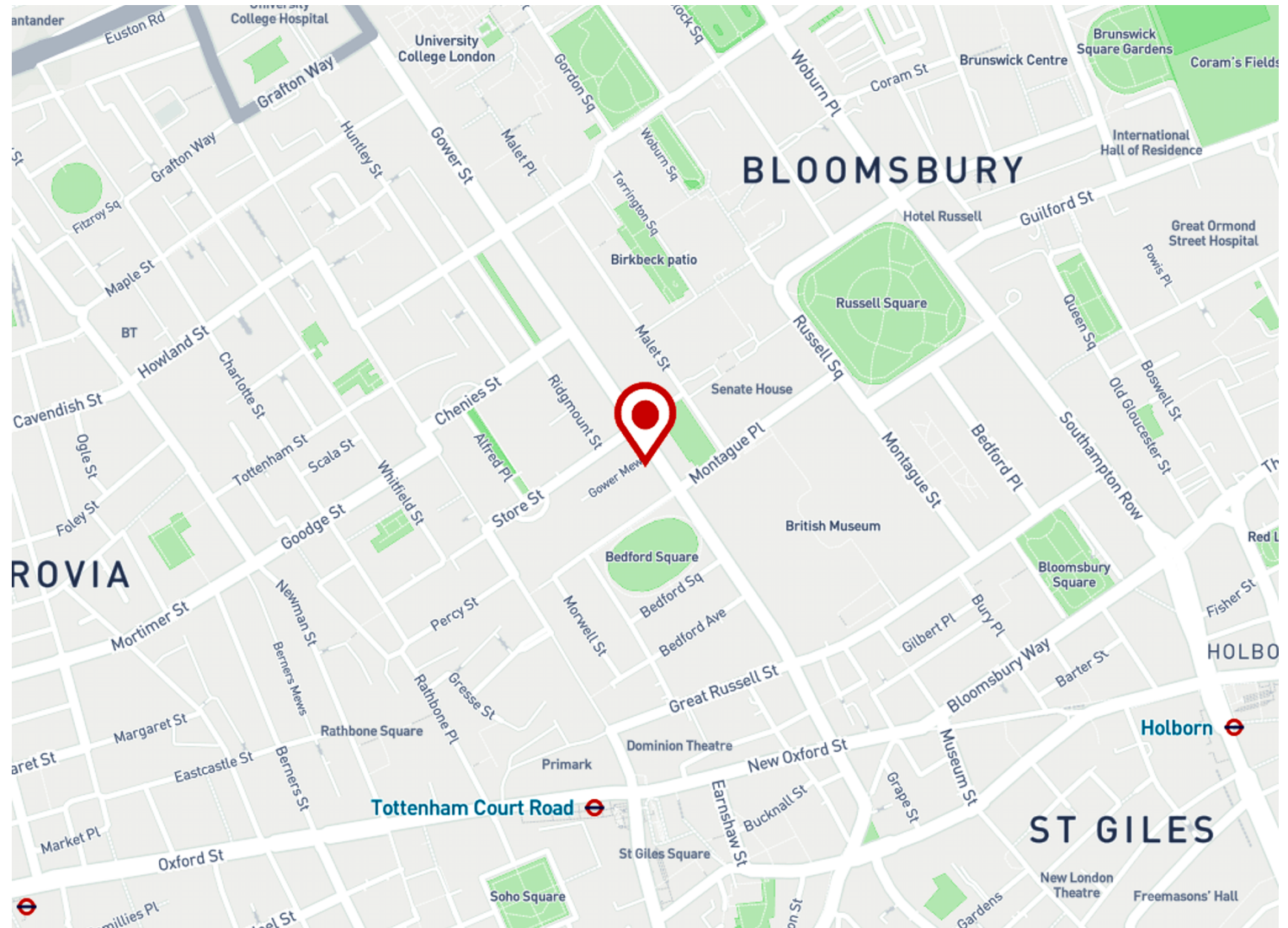
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## Location

3 Gower Street is situated in Bloomsbury, London's fashionable, cultural and intellectual heart and is surrounded by coffee shops, bars, restaurants and numerous retailers.

The property is also a short walk from several main line stations, namely; Tottenham Court Road, Russell Square, Goodge Street and Holborn. The Elizabeth Line will revolutionise journey times travelling from East to West and within Central London through Tottenham Court Road.



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Building Exterior



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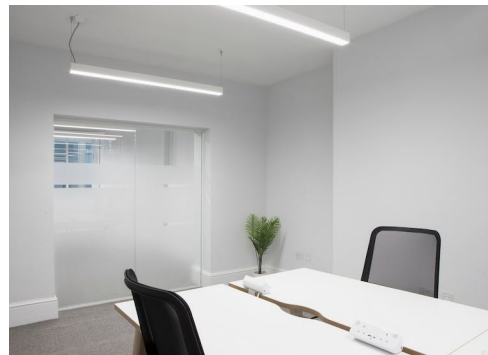
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## Amenities

- Fully fitted space
- Self-contained
- Good natural light and floor to ceiling heights
- Period features
- Comfort cooling
- Private rear courtyard
- Benefiting from E Class Use
- Additional space available on Gower Street available if required

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## Description

3 Gower Street provides office space within an attractive self-contained period Georgian terrace building. This is an example of a typical Georgian Gower Street property, arranged over lower ground, ground and three upper floors. The property boasts beautiful period features such as the fireplaces along the Northern party wall. There is a small courtyard to the rear of the property.

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## Content

[View on Website](#)



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## Landlord

The Bedford Estates

## Lease Term

New full repairing & insuring lease (on the Estates standard terms)  
available for a term by arrangement

## Possession

Available

## VAT

The property is elected for VAT

## Local Authority

The London Borough of Camden



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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
3rd - Fitted	342	£55	£18.50	n/a	£2,094.75	Under Offer
2nd - Fitted	436	£55	£18.50	n/a	£2,670.50	Under Offer
1st - Fitted	423	£55	£18.50	n/a	£2,590.88	Under Offer
Ground - Fitted	425	£55	£18.50	n/a	£2,603.13	Under Offer
Lower Ground - Fitted	531	£55	£18.50	n/a	£3,252.38	Under Offer
Total	2,157	£55	£18.50	£0	£13,211.64	

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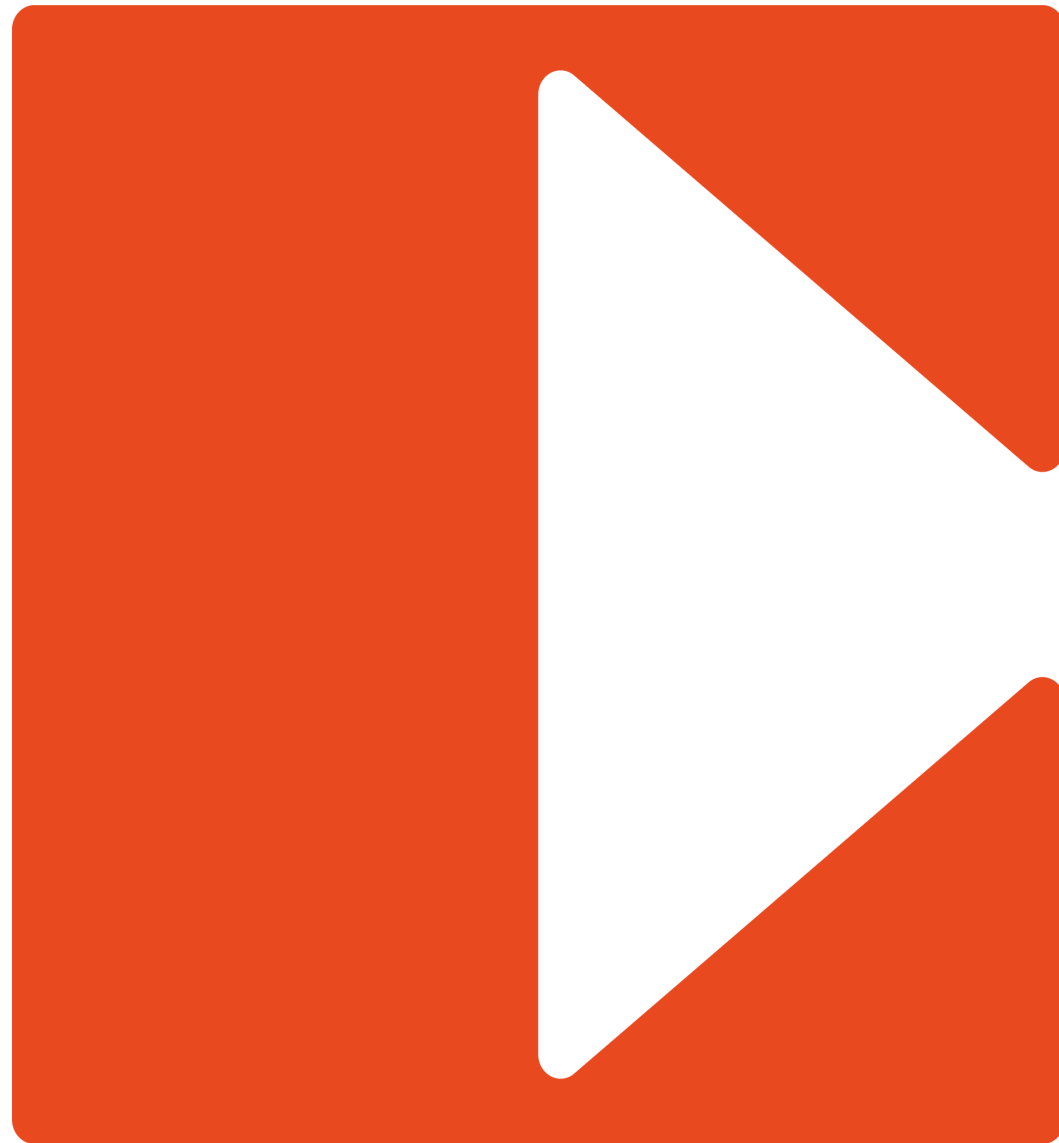
## Contact Us

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

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