

# Compton

**Bloomsbury**  
21 Bedford Square  
WC1B 3HH

Stunning self-contained period  
townhouse with outdoor space  
available for rent

**For Rent**  
5,001 ft<sup>2</sup>

020 7101 2020  
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# Compton

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## Bloomsbury

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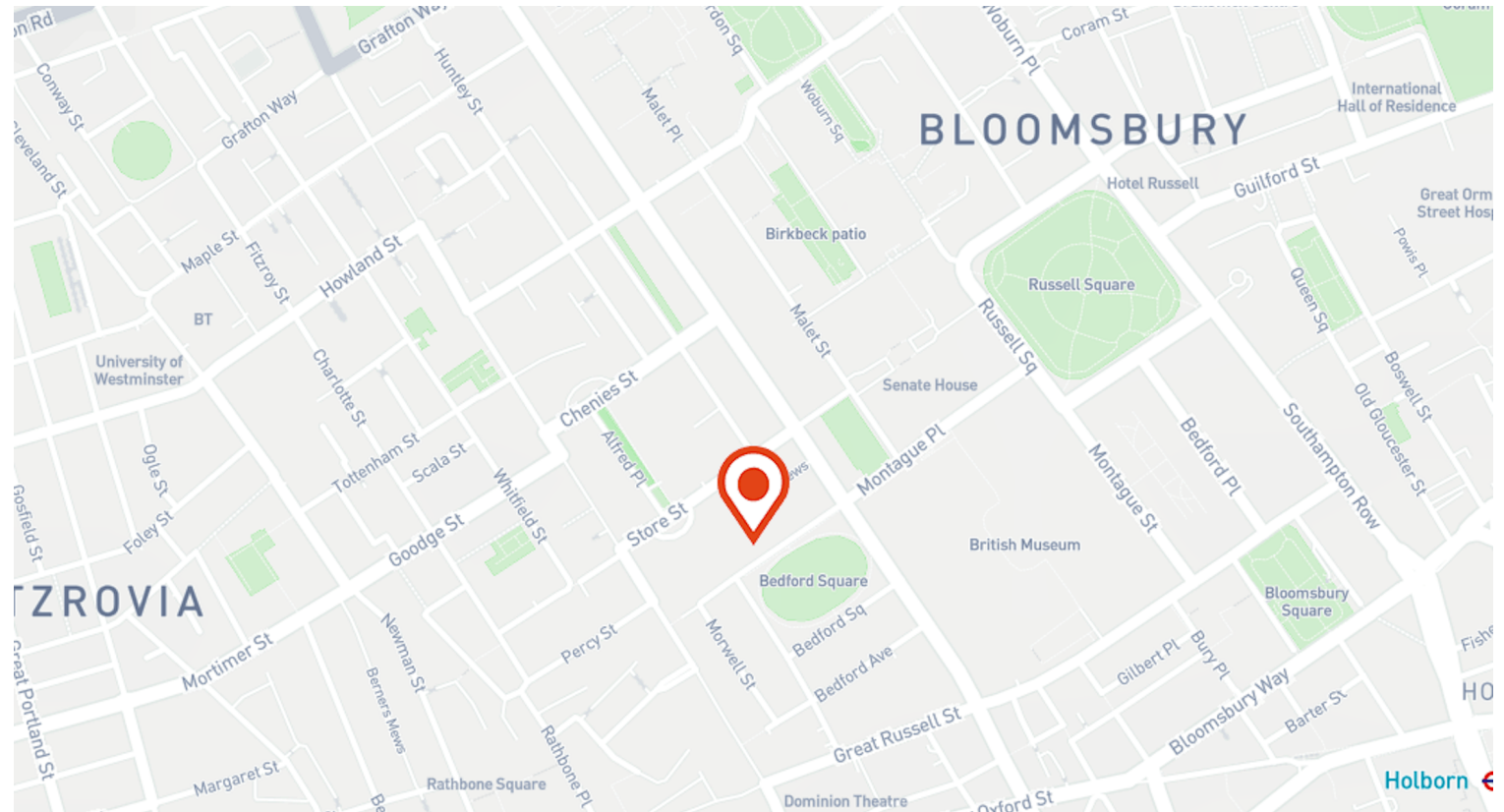
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## Location

Nestled in the heart of London's prestigious Bloomsbury area, 21 Bedford Square offers an exceptional location that blends historical charm with modern convenience. This prime address is surrounded by a wealth of cultural landmarks, including the British Museum and several esteemed universities, making it an ideal setting for both educational institutions and businesses.

The property benefits from excellent transport links, with Tottenham Court Road, Goadge Street, and Russell Square stations all within walking distance, ensuring easy access to the rest of the city. The tranquil and picturesque Bedford Square itself is a rare green oasis in central London, featuring beautifully landscaped gardens and elegant Georgian architecture.

Additionally, the vibrant neighborhoods of Covent Garden and Soho are just a short stroll away, providing a rich array of dining, shopping, and entertainment options. The strategic location of 21 Bedford Square ensures a prestigious and convenient setting, perfectly suited for fostering an inspiring and productive environment.

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External

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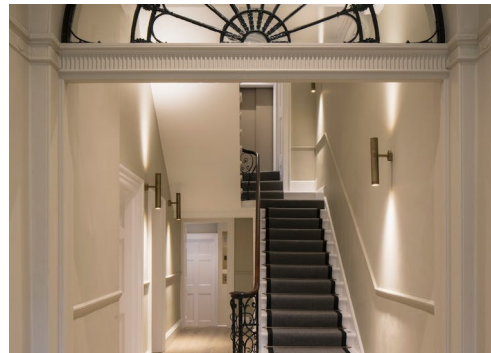
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## Amenities

- Self-contained building
- Newly refurbished
- Private terrace
- Fitted kitchenettes
- Characterful period features
- Access to Bedford Square Garden opposite the building

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## Description

Located on Bedford Square in the heart of Bloomsbury village, 21 Bedford Square has been sympathetically renovated to retain its period features to an exceptional standard throughout, providing stunning premium modern office space.

The property has an appealing configuration; there is a generous hallway, central staircase, and well-proportioned, well-kept rooms throughout. Additionally, there is a separate self contained building to the rear of the building accessible via the private terrace.

Additionally ingoing Tenants will benefit from access to the private Bedford Square Gardens (upon arrangement).

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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	Total year	Availability
3rd	744	£75	£20	n/a	£5,890	£70,680	Available
2nd	794	£75	£20	n/a	£6,285.83	£75,430	Available
1st	820	£75	£20	n/a	£6,491.67	£77,900	Available
Ground	1,017	£75	£20	n/a	£8,051.25	£96,615	Available
Lower Ground	1,041	£75	£20	n/a	£8,241.25	£98,895	Available
Building - Coach House	585	£75	£20	n/a	£4,631.25	£55,575	Available
Total	5,001	£75	£20		£39,591.25	£475,095	



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## Contact Us

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

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