

Compton

Bloomsbury
Brownlow Yard
12 Roger Street
WC1N 2JU

'Please sir, can I have some more?'
At Brownlow Yard, Bloomsbury's
final 4,194 Ft² lore, fitted &
furnished, awaits your explore

For Rent
4,194 ft²

020 7101 2020
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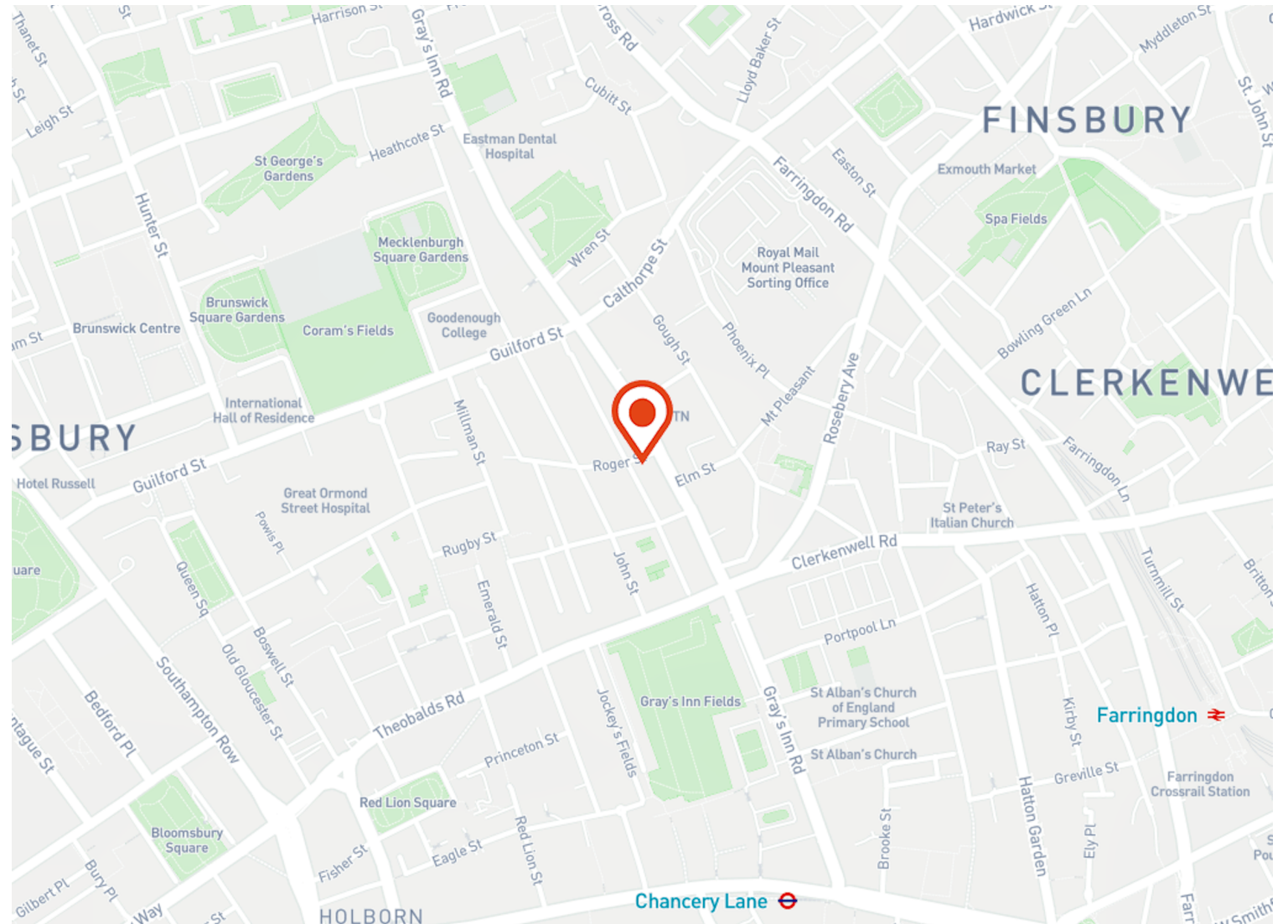


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Location

Brownlow Yard is situated in Bloomsbury, London's fashionable, cultural and intellectual heart and is surrounded by coffee shops, bars, restaurants and retailers.

The property is also a short walk from several main line stations, namely; Chancery Lane, Farringdon, Holborn, King's Cross and Russell Square. The Elizabeth Line will revolutionise journey times travelling from East to West and within Central London through Farringdon.

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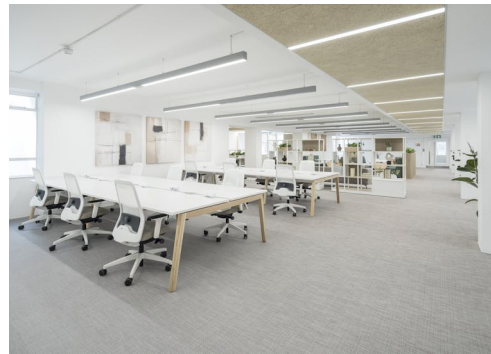
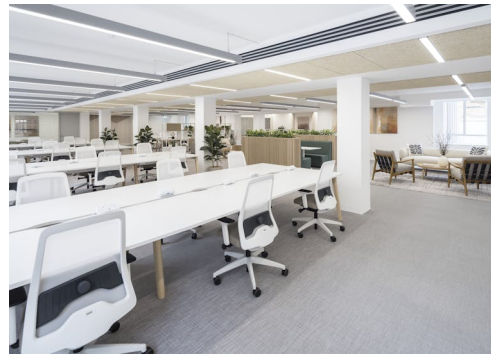


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Amenities

- Newly refurbished office building
- Unique communal courtyard forming the entrance to the property
- Remodelled reception lobby
- Architecturally designed by Minifie
- Superb natural daylight with windows spanning the front and rear elevations
- Provision of new air-conditioning, with fresh air and extract ventilation systems with a high level of filtering and heat recovery
- 1st Floor now delivered in a fully fitted & furnished condition
- Perimeter Trunking
- Modern suspended LED lighting
- Workstations x36
- High-table hot desk x8
- Meeting Room x10 persons
- Meeting Room x6 persons
- Conference rooms (x2 persons) x3
- Quiet rooms / phone booths x2
- Reception seating zone
- Generous kitchen area with island
- Banquette seating
- Break out soft seating zone
- Passenger lift
- 2 unisex showers, along with 1 wheelchair accessible shower & 10 lockers

Description

Welcome to Brownlow Yard, Bloomsbury's standout newly refurbished office destination, encompassing the last remaining 4,194 Ft² of premier design and functionality. The architecture, conceived by Minifie architects, combines with Studio 11 Interiors' fitout of the 1st Floor to present a workspace that's not only aesthetically appealing but also highly practical. This office space begins with a unique communal courtyard and a remodelled reception lobby, promising a modern and welcoming environment for businesses.

Bathed in natural light and featuring state-of-the-art air-conditioning systems, the space promotes a comfortable and productive working environment. The last remaining "plug 'n play" space comes internet-ready for quick and easy occupation. It offers 36 workstations, 8 high-table hot desks, and a variety of meeting spaces, including rooms for 10 and 6, three 2-person conference rooms, and two quiet rooms/phone booths, all fully fitted and furnished for immediate use.

Visuals reveal an office designed with an eye for both function and style, highlighted by modern suspended LED lighting and a selection of furnishings that support both work and relaxation. A large kitchen area with island and banquette seating, along with soft seating zones, provides spaces for breaks and informal meetings. Wellness is supported with two unisex showers, one wheelchair-accessible shower, 10 lockers, 22 secure bicycle spaces, and two short-stay spots, underlining the commitment to a balanced work-life environment.

Brownlow Yard is more than just an office space; it's a carefully designed environment where architecture and interior design meet to create a productive and stylish workspace. With Studio 11 Interiors' touch on the 1st Floor, businesses will find a ready-to-use space that balances professional needs with comfort, right in the heart of Bloomsbury. Welcome to a new way of working at Brownlow Yard.

- 22 x secure bicycle spaces and 2 short stay spaces

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Content

Watch the film



View in Virtual Reality



View on Website



Developer

Clearbell Capital

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

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Floor Areas & Outgoings

With an abundance of outdoor space, a high quality specification and brand new M&E throughout, Brownlow Yard offers the 1st Floor in a fully fitted condition which is 4,194 sq ft. Offering far more outdoor amenity space in proportion to the majority of London offices, Brownlow Yard benefits from 1,315 sq ft (122 sq m) of landscaped space in the private courtyard.

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st	4,194	£72.50	£23.05	£11.50	£37,413.98	Available

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Contact Us

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

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