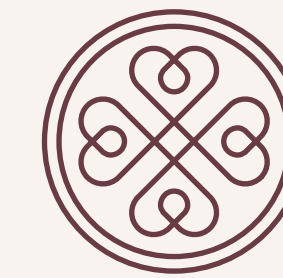




BLOOMSBURY

HOUSE

21,500 sq ft in WCI launching Q1 2025



A complete refurbishment of these beautiful Georgian buildings to offer 21,500 sq ft of luxurious office space.

Bloomsbury House comprises some of the earliest buildings on our Estate and have an impressive and well-documented history. Any occupier will play a significant role in the next chapter of these remarkable properties.

Bloomsbury House timeline

The four houses – 74 to 77 Great Russell Street - known today as Bloomsbury House were built in the reign of Charles II (1660-85). They are amongst the oldest properties on the Estate and are highly valued because of their architectural and historic interest.

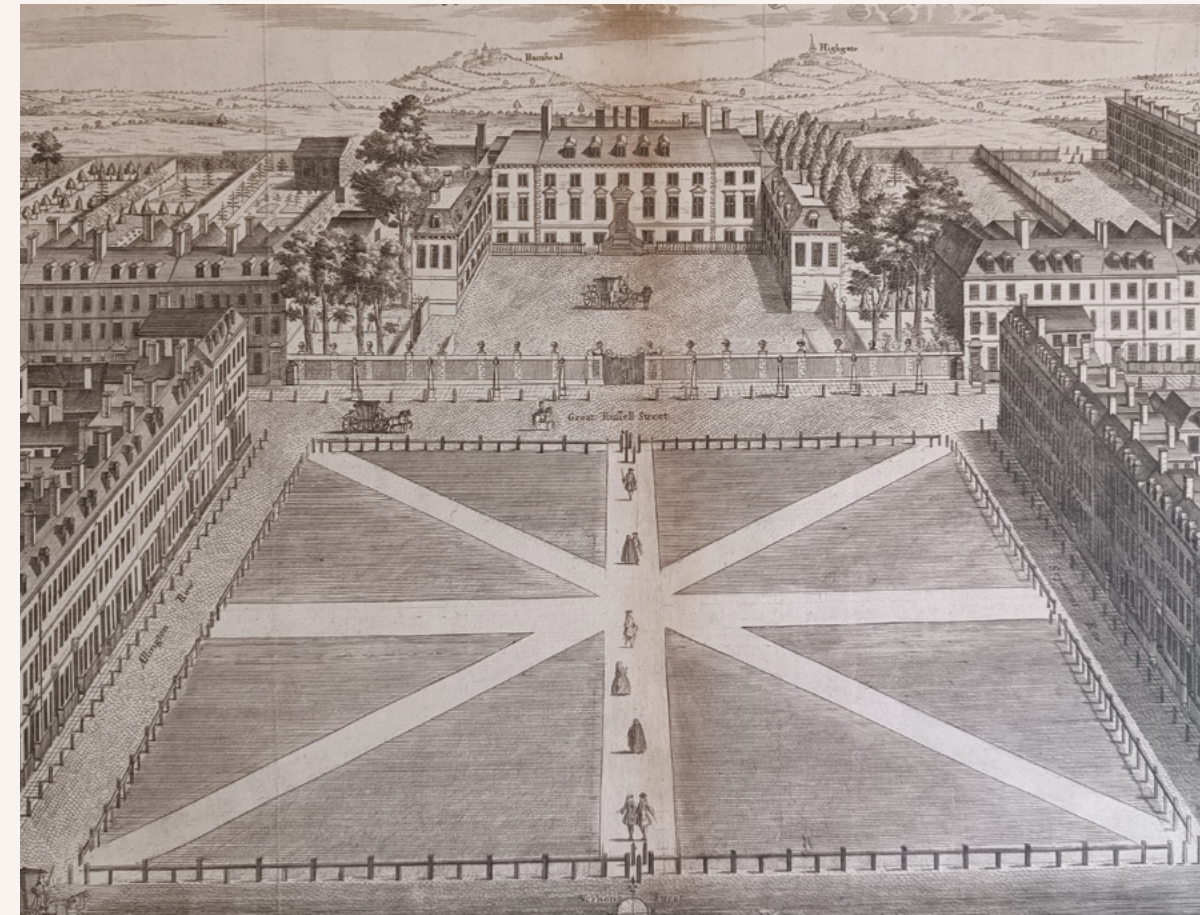
1662

Elizabeth Gerard leases a parcel of land to build a house. This is the earliest lease in The Bedford Estates' archive for Bloomsbury House.



1720

English biographer, John Strype describes Bloomsbury, particularly the north side of Great Russell Street, as one of the healthiest spots in London.



1732

Joseph Willoughby, agent for The Bedford Estates lives in No. 75 from 1730 until he moves to the Woburn Estate, Bedfordshire in 1737.

1792-95

Henry Holland draws a plan to create a new road between the British Museum and Bedford House on Russell Square and two of the original houses are demolished to build a road. Known as Bedford Terrace for five years, it would be renamed Montague Street by 1800.

1841-45

Architect Lewis Cubitt (1799-1883), the youngest brother of Thomas and William Cubitt, resides at No. 77. He provides the designs for a number of buildings in Bloomsbury.

1842

Building contractor and politician William Cubitt (1791-1863) occupies No. 76 and was paid £104 in 1840 for altering the roofline.

1850

No. 76 becomes the home to The Bedford Estates Steward Christopher Hardy. Next door at No. 77 architect Thomas Henry Wyatt (1807-1880) moves in and remains here until his death in 1880.



1880

Lateral connections start to be made across the four houses on Great Russell Street.

1929

Faber and Faber Ltd is founded. Published authors and poets include T. S. Eliot (an early Faber editor and director), W. H. Auden, Margaret Storey, William Golding, Samuel Beckett, Philip Larkin, Ted Hughes and Seamus Heaney.

1972-74

The houses underwent a major restoration including the creation of an additional floor. The modern building linking the Great Russell Street buildings to The Bedford Estates' office on Montague Street is created.

2024-25

The comprehensive renovation of this historical building will be completed in early 2025 and create 21,500 sq ft of modern flexible office space.





These buildings have witnessed many events and stories over the years. They have been home to different people, businesses and organisations. They have seen changes, challenges and successes. Now, they are ready for a new chapter in their life. Will you be part of it?



A grand entrance to timeless elegance

Once complete, Bloomsbury House will offer an occupier four stucco front meticulously refurbished and interconnected Georgian townhouses complimented by a modern annex, in all totalling 21,500 sq ft in the heart of Bloomsbury.



Elegant office spaces crafted for collaboration

The accommodation will provide a mix of cellular and open plan workspace, beautiful reception and circulation space.





A collection of exceptional meeting rooms

The accommodation will also offer impressive boardrooms, conference facilities and break out spaces.

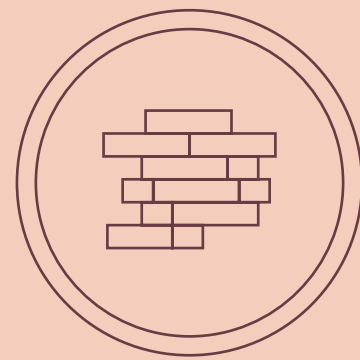




Surrounded
by greenery,
peace and
tranquillity

High specification throughout

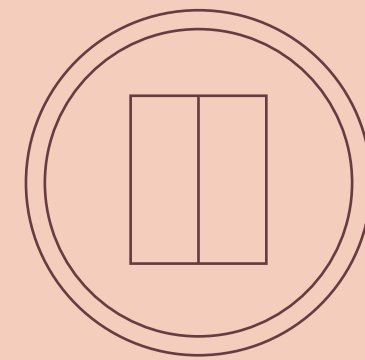
The offices will be fully air-conditioned and benefit from excellent end of journey facilities, internal and external cycle storage, extensive shower facilities, two lifts and full DDA access to all floors. The office also has sole use of a delightful landscaped garden* and access to the private gardens in Bedford Square subject to an annual licence fee.



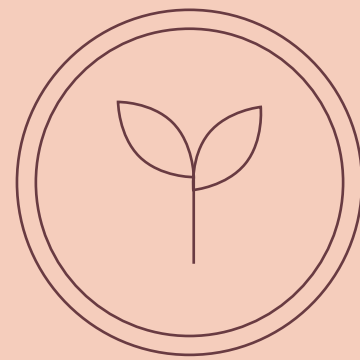
Fully refurbished flexible space



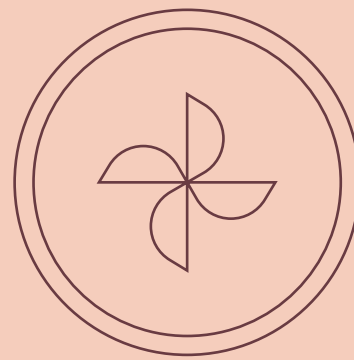
Extensive showers and changing facilities



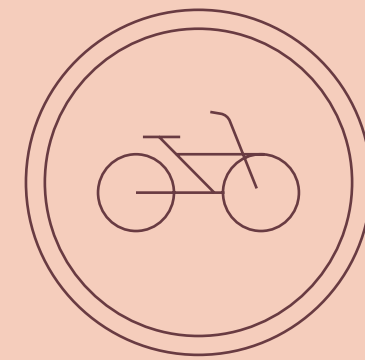
2 passenger lifts



Sole use of private landscaped garden



Fully air-conditioned



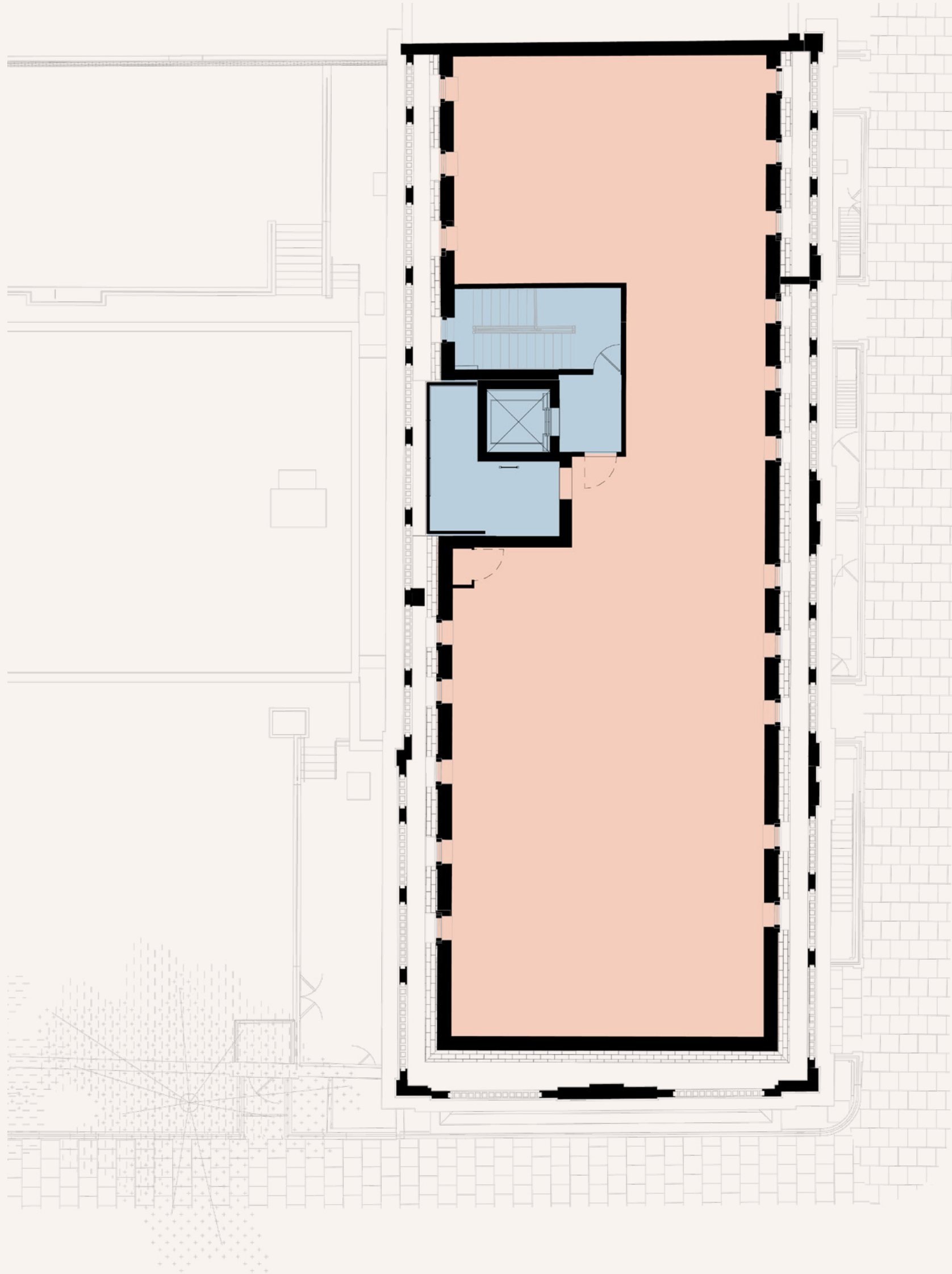
Internal and external cycle parking

*Subject to occupational use.



Fourth floor

2,863 sq ft | 266 sq m



● OFFICE ● CORE



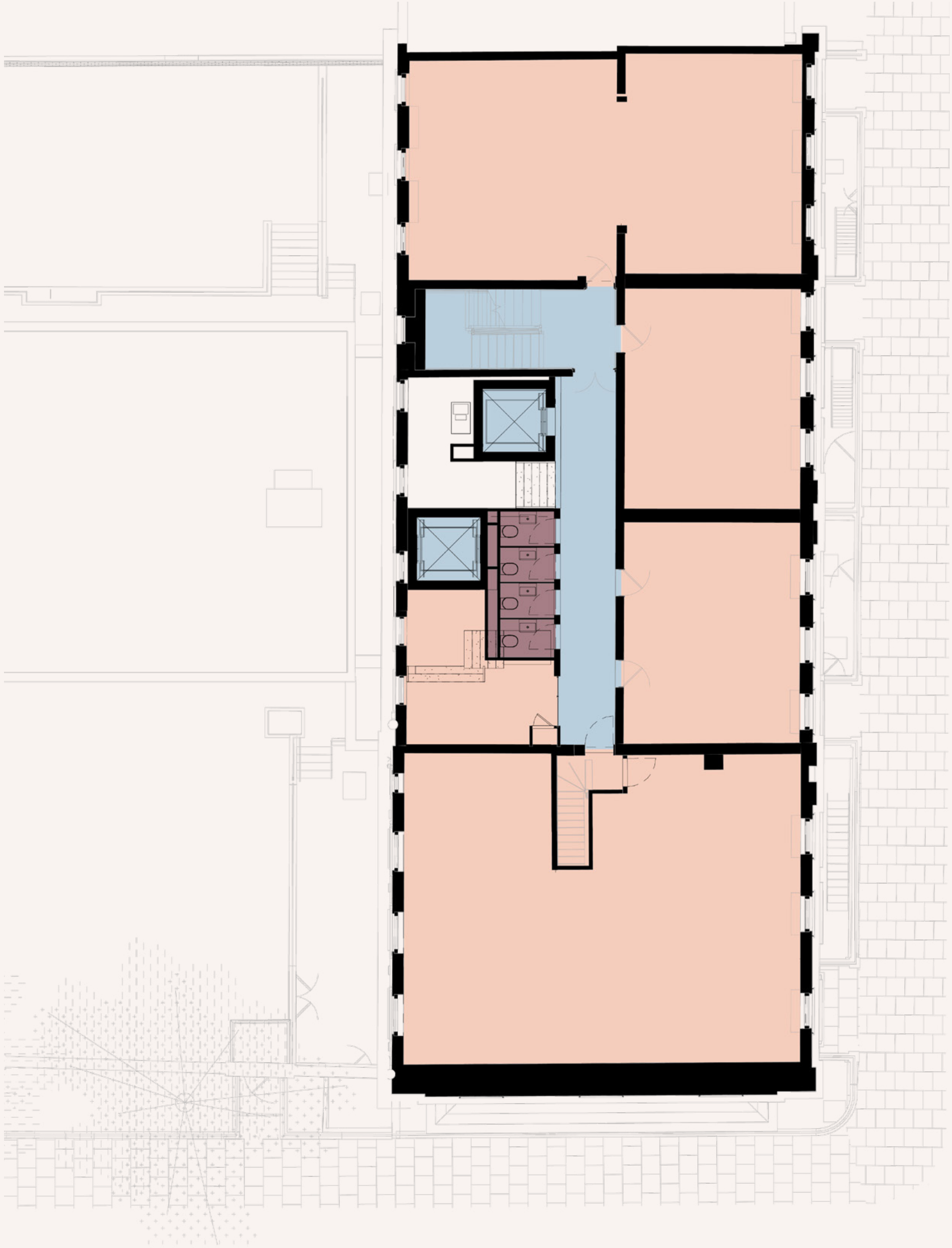
Availability

| FLOOR | SQ FT | SQ M |
|--------------------|---------------|--------------|
| Fourth floor | 2,863 | 266 |
| Third floor | 3,154 | 293 |
| Second floor | 4,155 | 386 |
| First floor | 4,209 | 391 |
| Ground floor | 3,692 | 343 |
| Lower ground floor | 3,272 | 304 |
| TOTAL | 21,345 | 1,983 |

*Building will be subject to remeasurement upon PC. Floorplans are not to scale, indicative only.

Third floor

3,154 sq ft | 293 sq m



● OFFICE ● WCs ● CORE



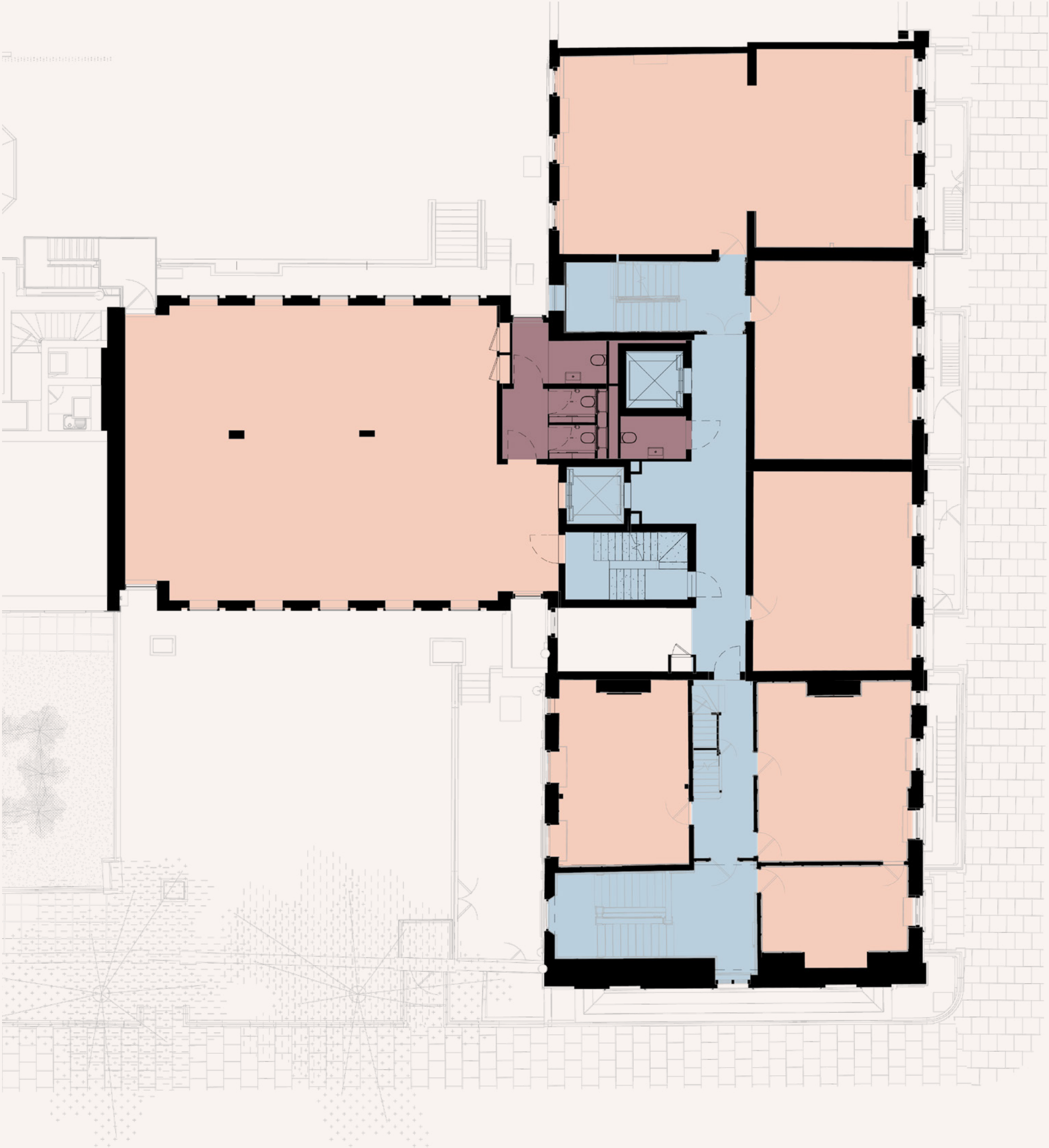
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Second floor

4,155 sq ft | 386 sq m



● OFFICE ● WCs ● CORE



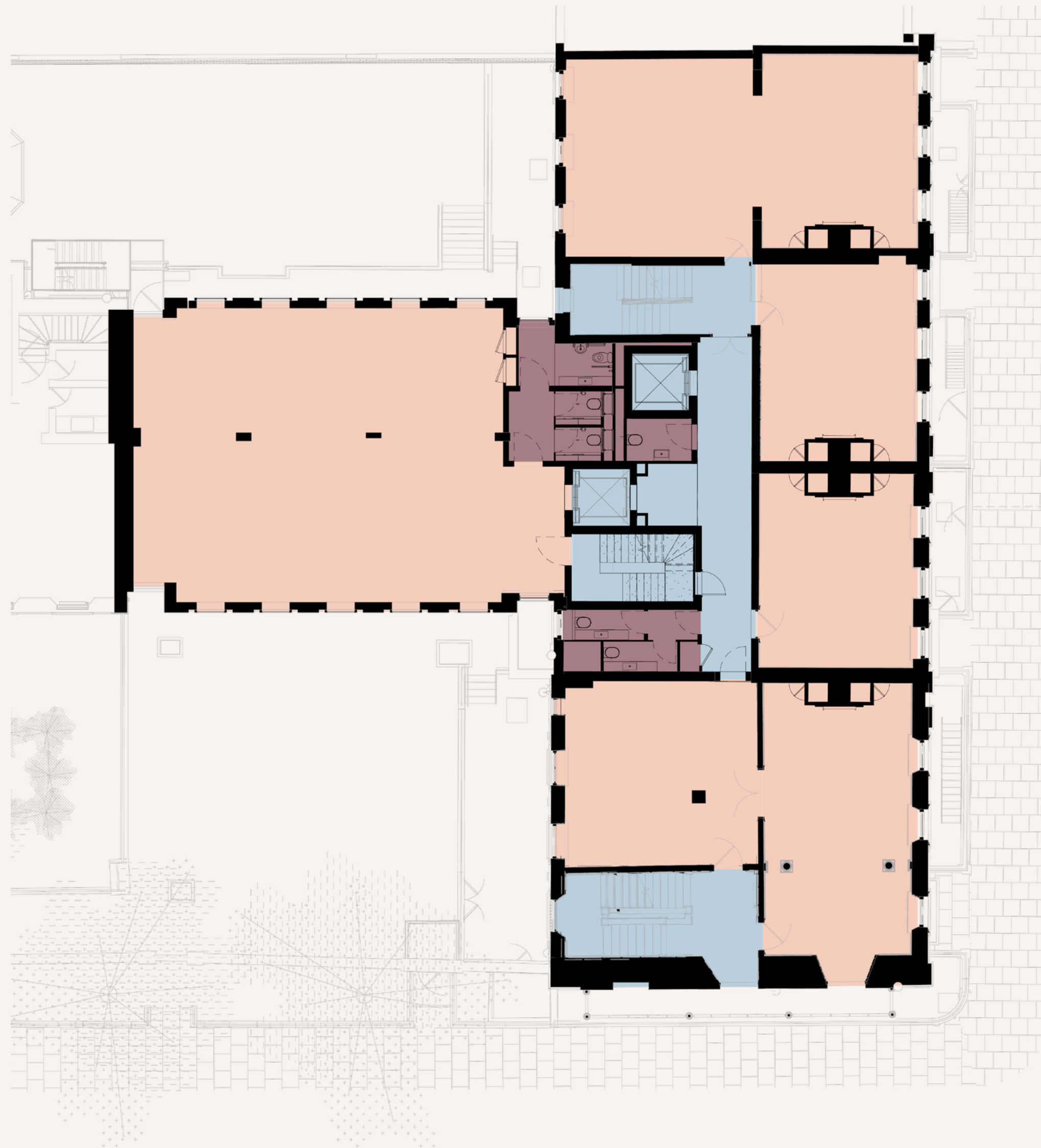
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| TOTAL | 21,345 | 1,983 |

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First floor

4,209 sq ft | 391 sq m



● OFFICE ● WCs ● CORE



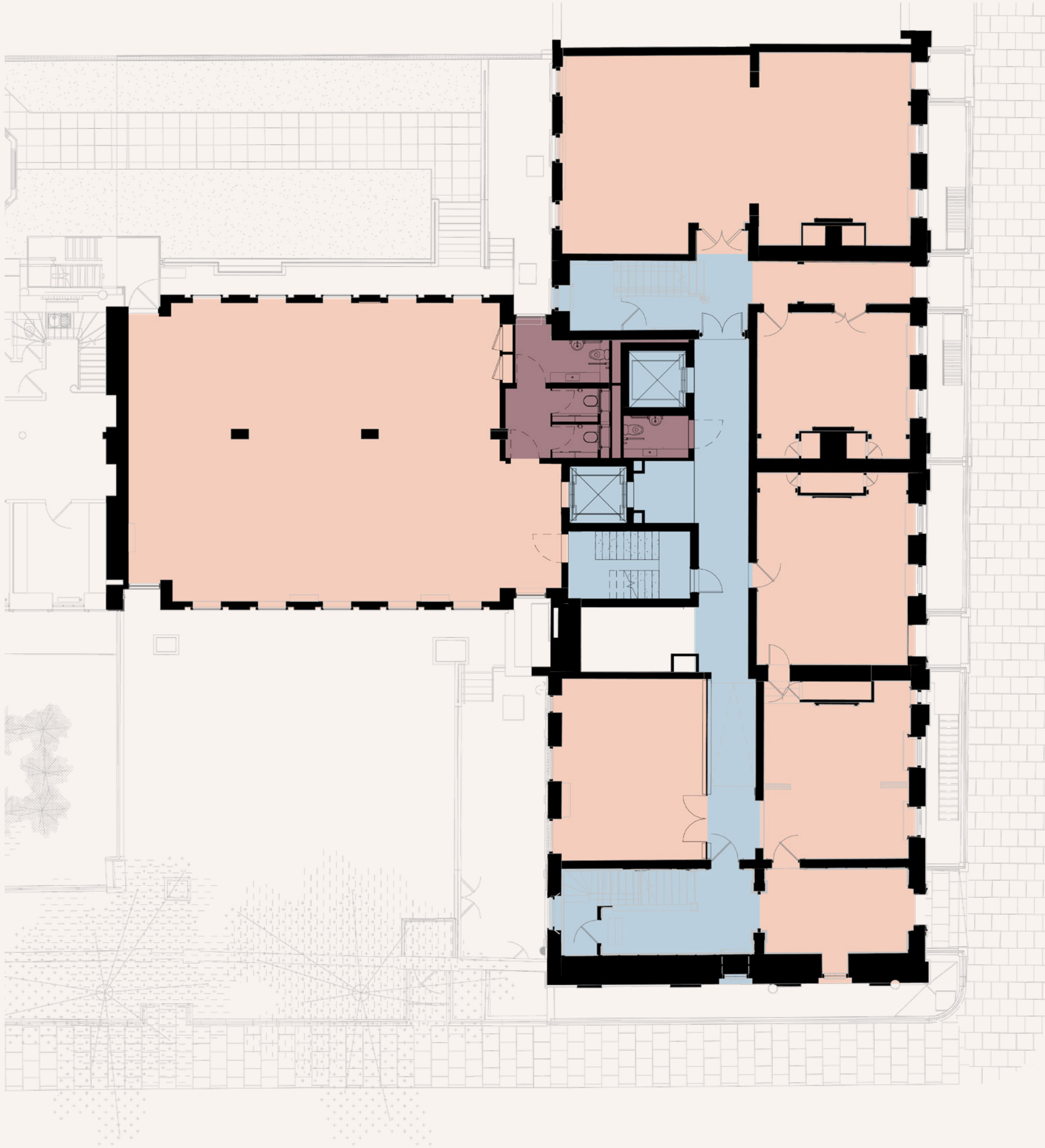
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Ground floor

3,692 sq ft | 343 sq m



● OFFICE ● WCs ● CORE



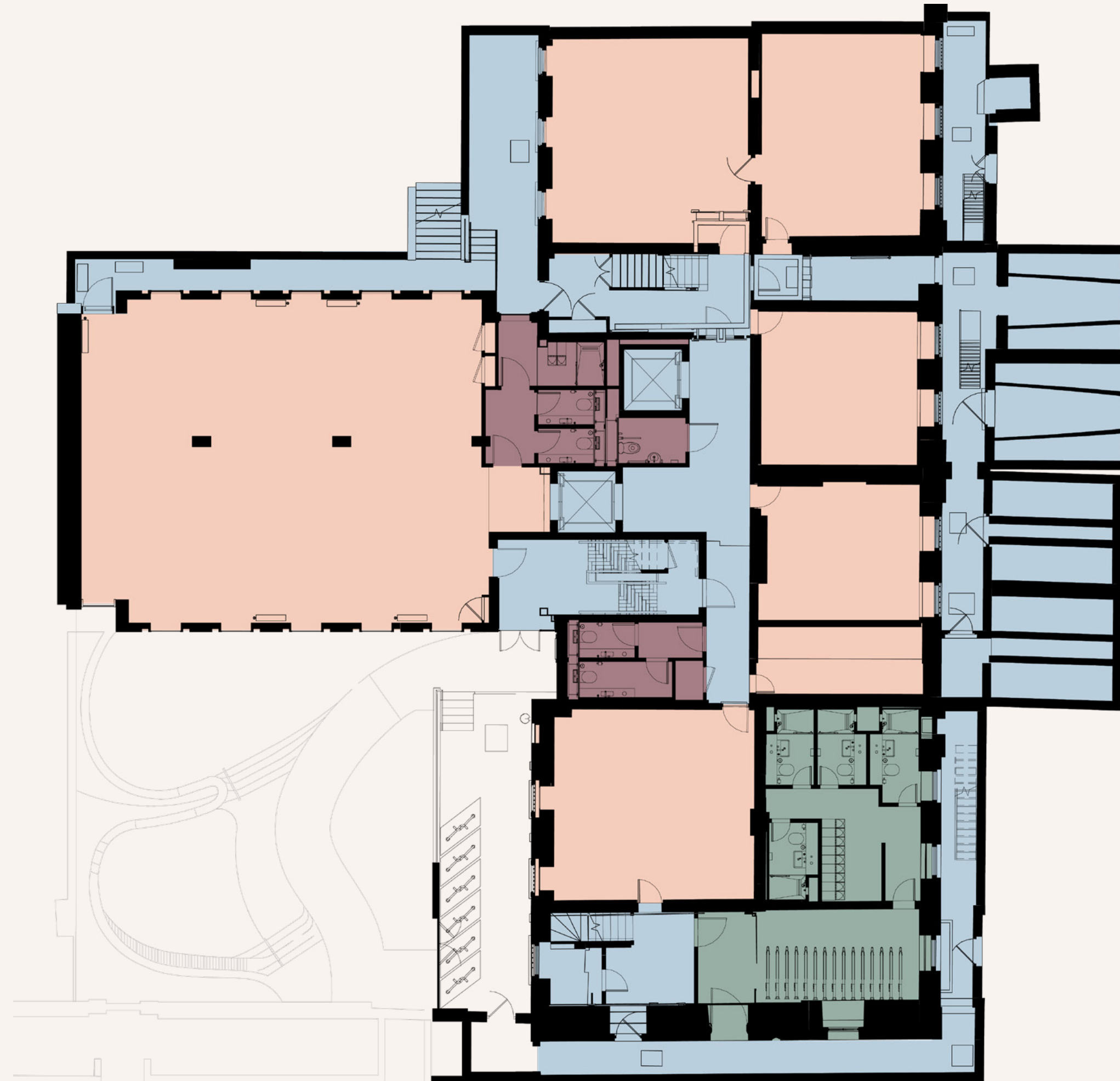
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| Ground floor | 3,692 | 343 |
| Lower ground floor | 3,272 | 304 |
| TOTAL | 21,345 | 1,983 |

*Building will be subject to remeasurement upon PC. Floorplans are not to scale, indicative only.

Lower ground floor

3,272 sq ft | 304 sq m



Availability

| FLOOR | SQ FT | SQ M |
|---------------------------|---------------|--------------|
| Fourth floor | 2,863 | 266 |
| Third floor | 3,154 | 293 |
| Second floor | 4,155 | 386 |
| First floor | 4,209 | 391 |
| Ground floor | 3,692 | 343 |
| Lower ground floor | 3,272 | 304 |
| TOTAL | 21,345 | 1,983 |

● OFFICE ● WCs ● CORE ● FACILITIES

*Building will be subject to remeasurement upon PC. Floorplans are not to scale, indicative only.



The Bloomsbury lifestyle

Culture

1. British Museum
2. Bloomsbury Theatre
3. Foundling Museum
4. Charles Dickens Museum
5. Sir John Soane's Museum
6. Senate House Library
7. SOAS Gallery
8. Hunterian Museum
9. Paul Mellon Centre
10. Outernet

Hotels

1. The Academy
2. Montague on the Gardens
3. Kimpton Fitzroy London
4. Imperial Hotel London
5. Staunton Hotel
6. The Bloomsbury Hotel
7. Bloomsbury Street Hotel
8. NYX Hotel London
9. Morton Hotel
10. L'oscar London

Food & Drink

1. Café Deco Bloomsbury
2. Honey & Co Daily
3. The Life Goddess
4. Le Cordon Bleu Café
5. Bloomsbury Street Kitchen
6. British Museum Café
7. Dalloway Terrace
8. Truckles Wine Bar
9. Caffè Tropea
10. Pentole & Padelle

Wellness

1. Iris Avenue
2. Decadence Salon
3. The Gym Group
4. IRebel
5. YMCA Club
6. Nuffield Health
7. Body Kalm
8. The Therapy Room Clinic
9. Bloomsbury Therapy Centre
10. London Natural Health Centre



Iris Avenue Beauty Bar



British Museum

Bloomsbury is not just a place to work in style, it is also a vibrant and diverse neighbourhood, rich in culture, history and creativity. Whether it is the literary associations, from Dickens to the Bloomsbury Group, the intellectual and scientific work of London University's academics, or simply the wonderfully maintained Georgian architecture, there's plenty from the past to inspire the present and the future.

A setting rich with heritage, culture and elegance



Russell Square



Left & Above: Cocktails in the City at Bedford Square Gardens

Ideally situated

Bloomsbury sits at the heart of Central London. All the major business, financial, retail and entertainment districts are little more than a 15–20-minute walk away – King’s Cross with its booming tech sector to the north, the City and the financial markets to the east, Regent Street and Bond Street with their shops to the west, South Bank and Covent Garden with its theatres and restaurants to the south.

Unrivalled transport links make for easy access to the rest of London, the UK – and overseas, with Eurostar at St Pancras International less than 20 minutes by foot or 10 minutes by taxi and Heathrow just 34 minutes away from Tottenham Court Road on the Elizabeth Line.

WALKING DISTANCE

| | | |
|----------------------|---|------------|
| Holborn |  | 6 minutes |
| Russell Square |  | 9 minutes |
| Tottenham Court Road |  | 9 minutes |
| Goodge Street |  | 14 minutes |
| Euston |  | 19 minutes |

AIRPORTS

| | |
|---------------------|------------|
| Heathrow Airport | 38 minutes |
| London City Airport | 40 minutes |
| Gatwick Airport | 58 minutes |





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BLOOMSBURY
HOUSE



THE BEDFORD ESTATES