

# Compton

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## London

6 Coptic Street  
WC1A 1NH

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Bloomsbury Freehold - Suitable For  
Owner Occupiers & Investors alike

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## For Sale

2,368 ft<sup>2</sup>

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## Location

Coptic Street is located in the heart of Bloomsbury linking New Oxford Street, Little Russell Street and Great Russell Street. The local area benefits from an array of cafes, restaurants and boutique shops situated on Museum Street.

Bloomsbury is home to a variety of distinguished and celebrated landmarks such as The British Museum, SOAS University, The British Library, Woburn Walk and Senate House.



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## Amenities

- Freehold
- Situated in a prime Bloomsbury location on Coptic Street, off New Oxford Street, in close proximity to landmarks such as the British Museum, SOAS University & The British Library.
- Excellent transport connectivity, with Tottenham Court Road just a 4 minute walking distance.
- Comprehensively refurbished in Q4 2018 to provide 2,368 sq ft (220.0 sq m) of office accommodation arranged over lower ground, ground and 3 upper floors.
- 1st – 3rd floor are multi let at a total passing rent of £51,000 per annum. All leases are contracted outside of the Landlord & Tenant Act 1954. The ground and lower ground are currently vacant.
- Opportunity for immediate owner occupation of LG & G with scope to expand into upper floors upon respective lease expiries.

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## Description

Comprehensively refurbished in Q4 2018, 6 Coptic Street comprises of 2,368 sq ft (220.0 sq m) of office accommodation arranged over lower ground, ground, and 3 upper floors. Each office floor offers high-quality accommodation with natural light from two sides, private kitchenettes, and underfloor heating. The top floor benefits from a pitched roof and skylights.

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## Connectivity

6 Coptic Street benefits from excellent transport connectivity with Tottenham Court Road and Holborn underground stations within five minutes' walking distance. Tottenham Court Road provides convenient access to the new Elizabeth Line.

Walking Distance from 6 Coptic Street:

- Tottenham Court Road - 4 mins
- Holborn - 5 mins
- Covent Garden - 8 mins
- Goodge Street - 10 mins
- Russell Square - 10 mins

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Availability
3rd	366	Let
2nd	366	Let
1st	366	Let
Ground	715	Available
Lower Ground	555	Available
Total	2,368	



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## Contact Us

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

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