

3-5 BEDFORD ROW

BLOOMSBURY WC1



A modern classic, 3-5 Bedford Row is being comprehensively refurbished to provide amenity rich office space, in the heart of Bloomsbury. Available from 1,960 sq ft to 27,200 sq ft



Waterloo

Temple

Royal Courts of Justice

Chancery Lane

Lincoln's Inn Fields

Gray's Inn

Covent Garden

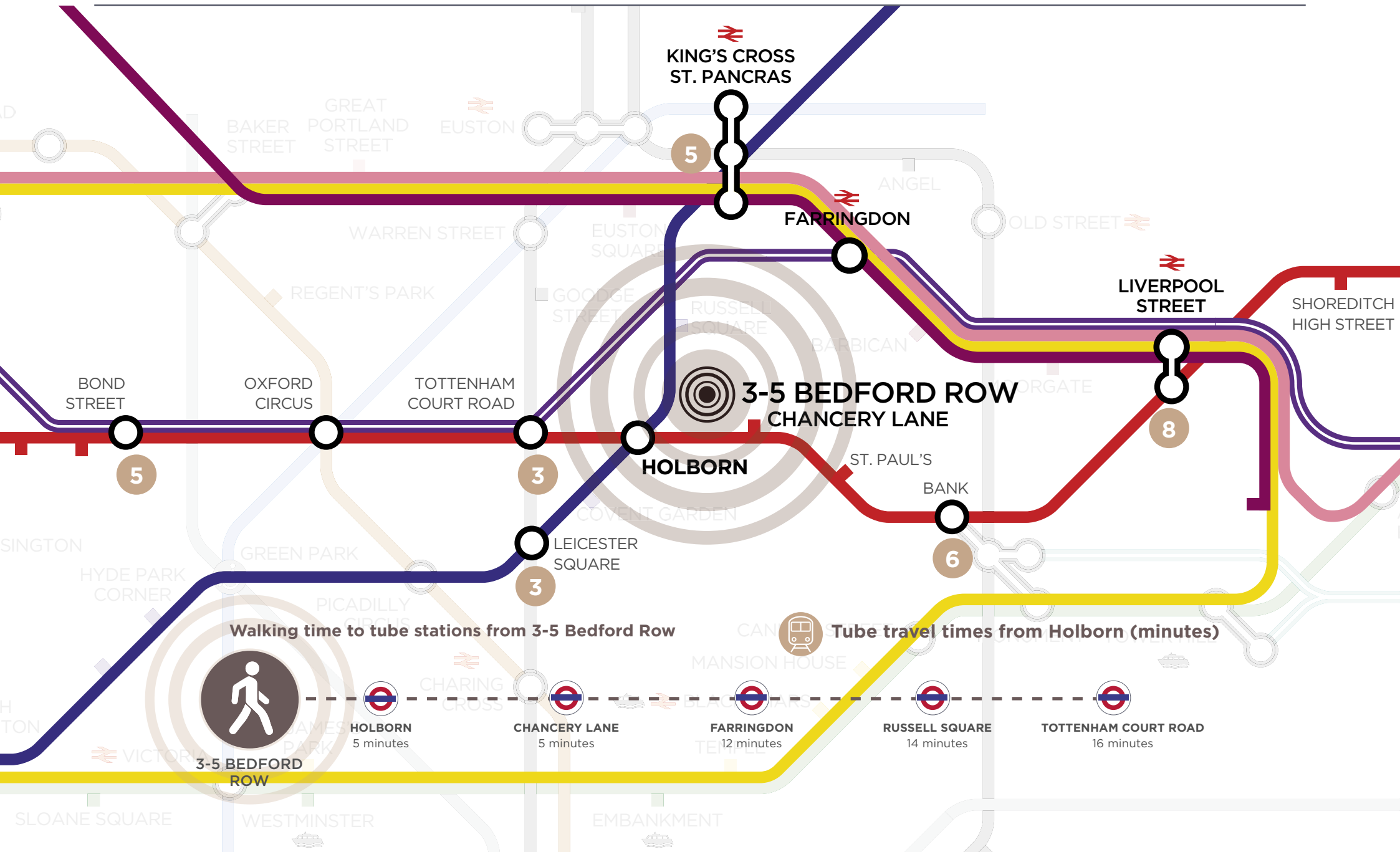
Holborn

3-5 Bedford Row

Hoxton Hotel

Lamb's Conduit Street

CONNECTIVITY



Walking time to tube stations from 3-5 Bedford Row



3-5 BEDFORD ROW

HOLBORN
5 minutes

CHANCERY LANE
5 minutes

FARRINGDON
12 minutes

RUSSELL SQUARE
14 minutes

TOTTENHAM COURT ROAD
16 minutes

Tube travel times from Holborn (minutes)



FARRINGDON
12 minutes

RUSSELL SQUARE
14 minutes

TOTTENHAM COURT ROAD
16 minutes

LOCAL AREA



LOCAL AREA



Bloomsbury sits in the very centre of London, amenity rich and well connected.

● A light bite or something special

1. Faros
2. Pret a Manger
3. Catalyst
4. Mugen
5. Honey & Co. Bloomsbury
6. The Lamb
7. Ciao Bella
8. The Bountiful Cow Public House
9. Old Nick Public House

● Fitness and wellbeing

10. PureGym London
11. Gymbox Holborn
12. Ten Health & Fitness Hatton Garden
13. Gymbox Farringdon
14. Fitness First

● Convenience retail

15. Waitrose
16. Amazon Fresh
17. M&S Food
18. Blackwell's Bookshop

● Hotels

19. Rosewood London
20. L'Oscar London
21. NYX Hotel London Holborn
22. Avari Apartments - Hatton Collection

LOOK AND FEEL



SCHEDULE OF AREAS:

Floor	NIA (sq ft)	NIA (sq m)
3rd & 4th Bedford Row	3,423	318
3rd Jockey's Fields	1,960	182
Second	6,180	574
First	6,145	571
Ground	5,335	496
Lower Ground	4,157	386
Total	27,200	2,527

The property is available as a whole, alternatively as the following configurations.

Jockey's Fields

3rd: 1,960 sq ft
182 sq m

Terrace

Can be accessed
from Jockey's Fields

Entrance

Terrace

Bedford Row

*Must be let together

4th: 1,208 sq ft*
112 sq m 

3rd: 2,215 sq ft*
206 sq m

2nd: 6,180 sq ft
574 sq m

1st: 6,145 sq ft 
571 sq m

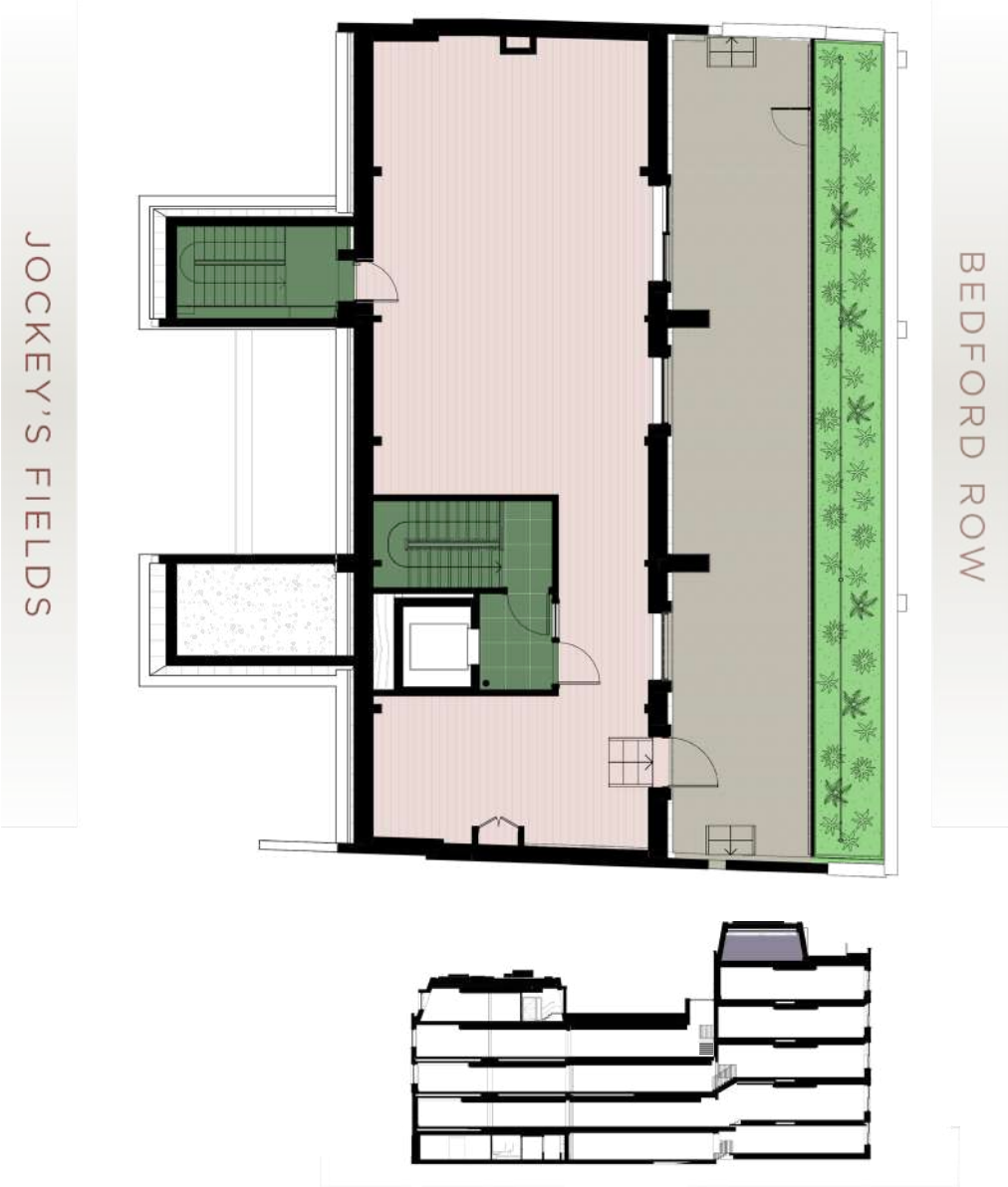
G: 5,335 sq ft 
496 sq m

LG: 4,157 sq ft 
386 sq m

Entrance

FOURTH FLOOR - BEDFORD ROW

4th floor Bedford Row **1,208 sq ft** (112 sq m)
To be let with 3rd floor Bedford Row, total **3,423 sq ft** (318 sq m)

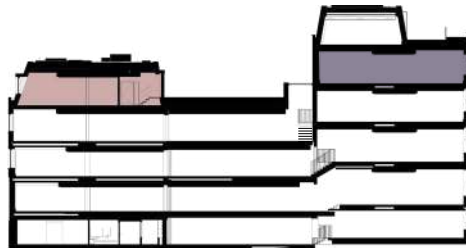




THIRD FLOOR

3rd floor Jockey's Fields **1,960 sq ft** (182 sq m)

3rd floor Bedford Row **2,215 sq ft** (206 sq m)
To be let with 4th floor Bedford Row, total **3,423 sq ft** (318 sq m)







SECOND FLOOR

2nd floor **6,180 sq ft** (574 sq m)



FIRST FLOOR

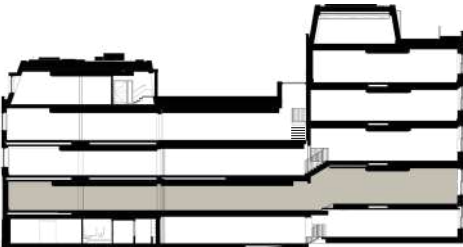
1st floor 6,145 sq ft (571 sq m)





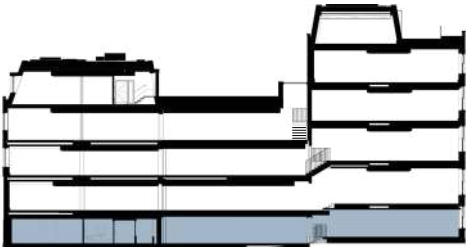
GROUND FLOOR

Ground floor 5,335 sq ft (496 sq m)



LOWER GROUND FLOOR

Lower Ground floor **4,157 sq ft** (386 sq m)





SUMMARY SPECIFICATION



- Major refurbishment and extension
- Three private terraces
- New LED lighting
- New VRF air conditioning
- New main reception plus two alternative self-contained entrance options
- Target EPC A
- Target BREEAM 'Excellent'
- 5 showers and 32 lockers
- 46 bike spaces and maintenance station

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www.5BedfordRow.London

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Property Misdescription Act 1991.

These details are believed to be accurate at the time of compilation but may be subject to subsequent amendment.