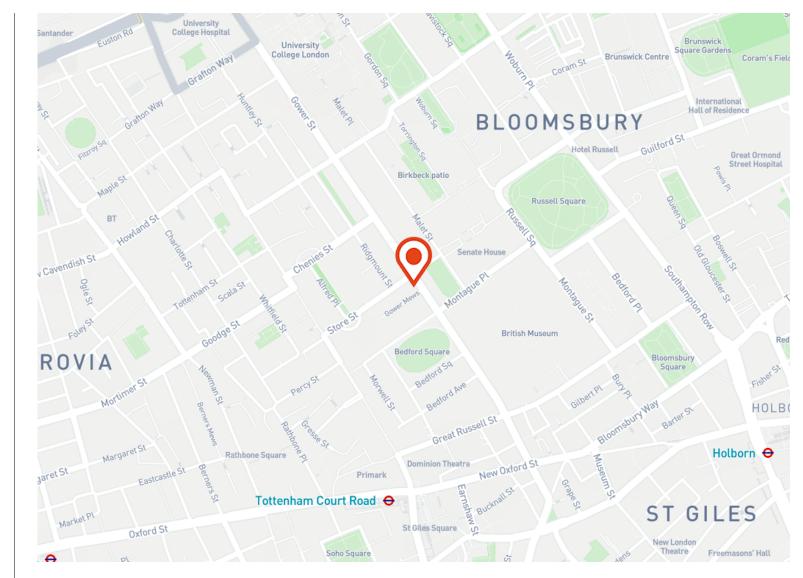


Bloomsbury 11 Gower Street WC1E 6HB

Fitted and self-contained period building with outdoor space available for rent

For Rent 2,433 ft²



Location

11 Gower Street is situated in Bloomsbury, London's fashionable, cultural and intellectual heart and is surrounded by coffee shops, bars, restaurants and numerous retailers.

The property is also a short walk from several main line stations, namely; Tottenham Court Road, Russell Square, Goodge Street and Holborn. The Elizabeth Line has revolutionised journey times travelling from East to West and within Central London through Tottenham Court Road.

Bloomsbury 11 Gower Street WC1E 6HB

Fitted and self-contained period building with outdoor space available for rent

For Rent 2,433 ft²



Bloomsbury 11 Gower Street WC1E 6HB

Fitted and self-contained period building with outdoor space available for rent

For Rent 2,433 ft²



Bloomsbury 11 Gower Street WC1E 6HB

Fitted and self-contained period building with outdoor space available for rent

For Rent 2,433 ft²







020 7101 2020 compton.london

Bloomsbury 11 Gower Street WC1E 6HB

Fitted and self-contained period building with outdoor space available for rent

For Rent 2,433 ft²

Amenities

- Fitted office space
- Self-contained
- Period townhouse
- LED lighting
- Comfort cooling
- Private rear courtyard

Description

11 Gower Street is an attractive self-contained period building with historic significance, providing approximately 2,433 sq ft of office accommodation in the heart of Bloomsbury. The space is fully furnished and flexible terms are available.

Bloomsbury 11 Gower Street WC1E 6HB

Fitted and self-contained period building with outdoor space available for rent

For Rent 2,433 ft²

Content

View on Website

Landlord

 \square

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

Bloomsbury 11 Gower Street WC1E 6HB

Fitted and self-contained period building with outdoor space available for rent

For Rent 2,433 ft²

Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total month	Total year	Availability
3rd	470	43.66	£57.50 /sc ft	g £18 /sq ft	n/a	£2,957.08	£35,485	Available
2nd	485	45.06	£57.50 /sc ft	g £18 /sq ft	n/a	£3,051.46	£36,617.50	Available
lst	575	53.42	£57.50 /sc ft	g £18 /sq ft	n/a	£3,617.71	£43,412.50	Available
Ground	494	45.89	£57.50 /sc ft	g £18 /sq ft	n/a	£3,108.08	£37,297	Available
Lower Ground	441	40.97	£57.50 /sc ft	g £18 /sq ft	n/a	£2,774.63	£33,295.50	Available
Total	2,465	229				£15,508.96	£186,107.50	

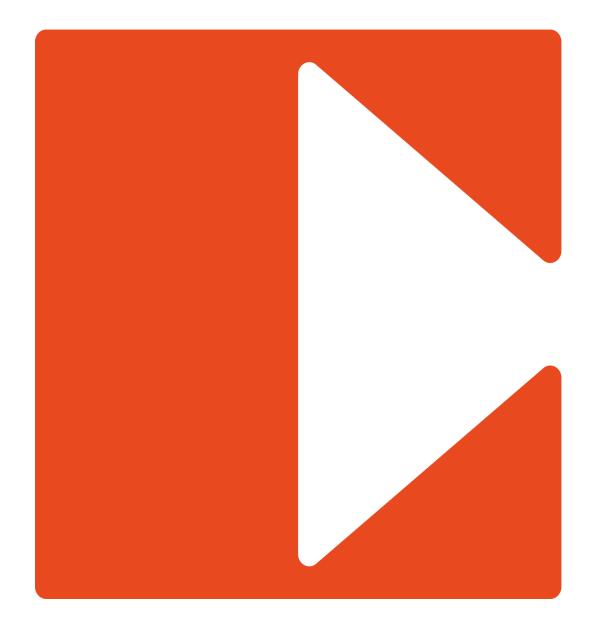
Contact Us

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

Joshua Miller jm@compton.london 07917 725 365

Shaun Simons ss@compton.london 07788 423131

Josh Perlmutter jp@compton.london 07814 699 096



020 7101 2020 compton.london Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 30/04/2024