

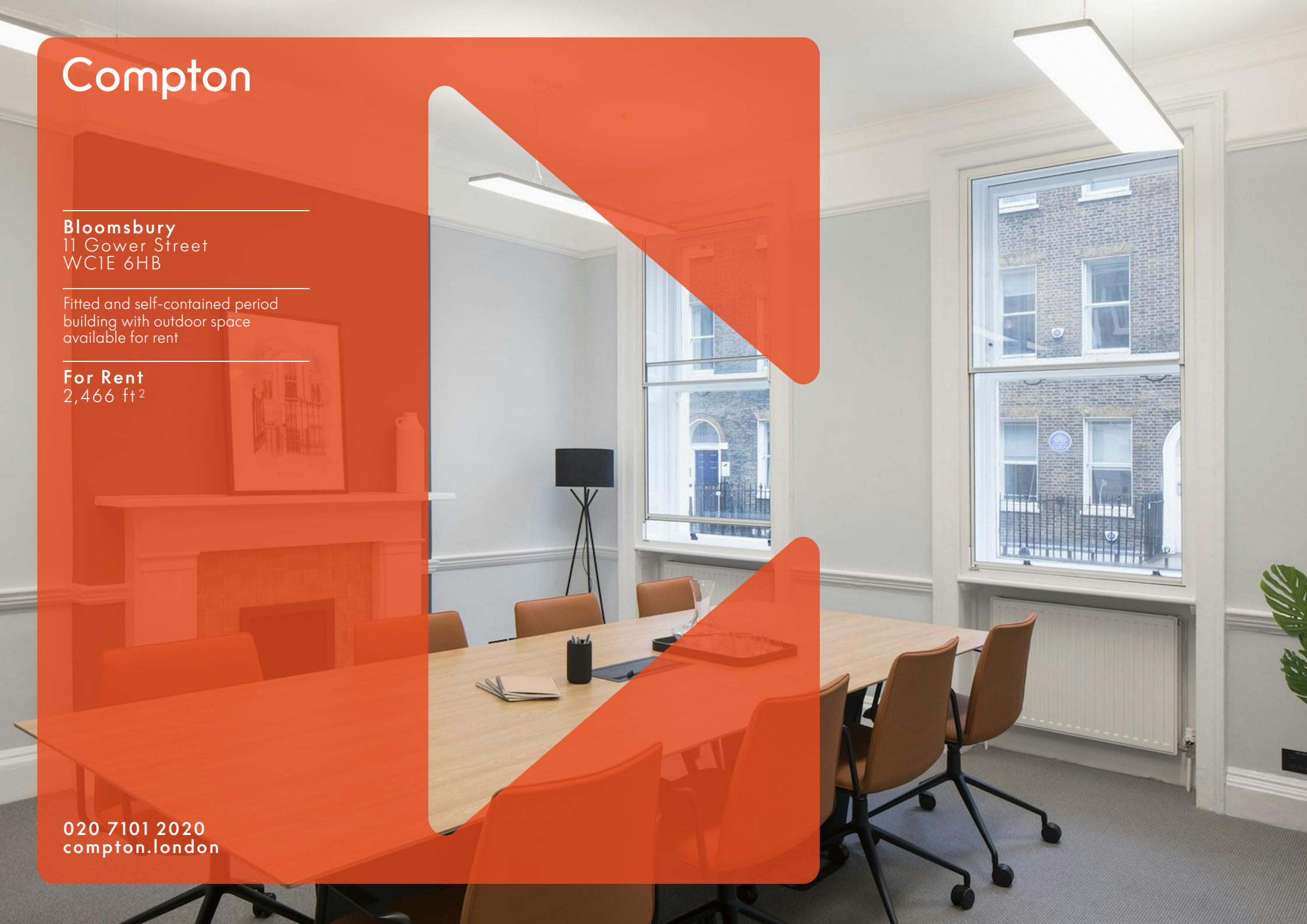
Compton

Bloomsbury
11 Gower Street
WC1E 6HB

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

For Rent
2,466 ft²

020 7101 2020
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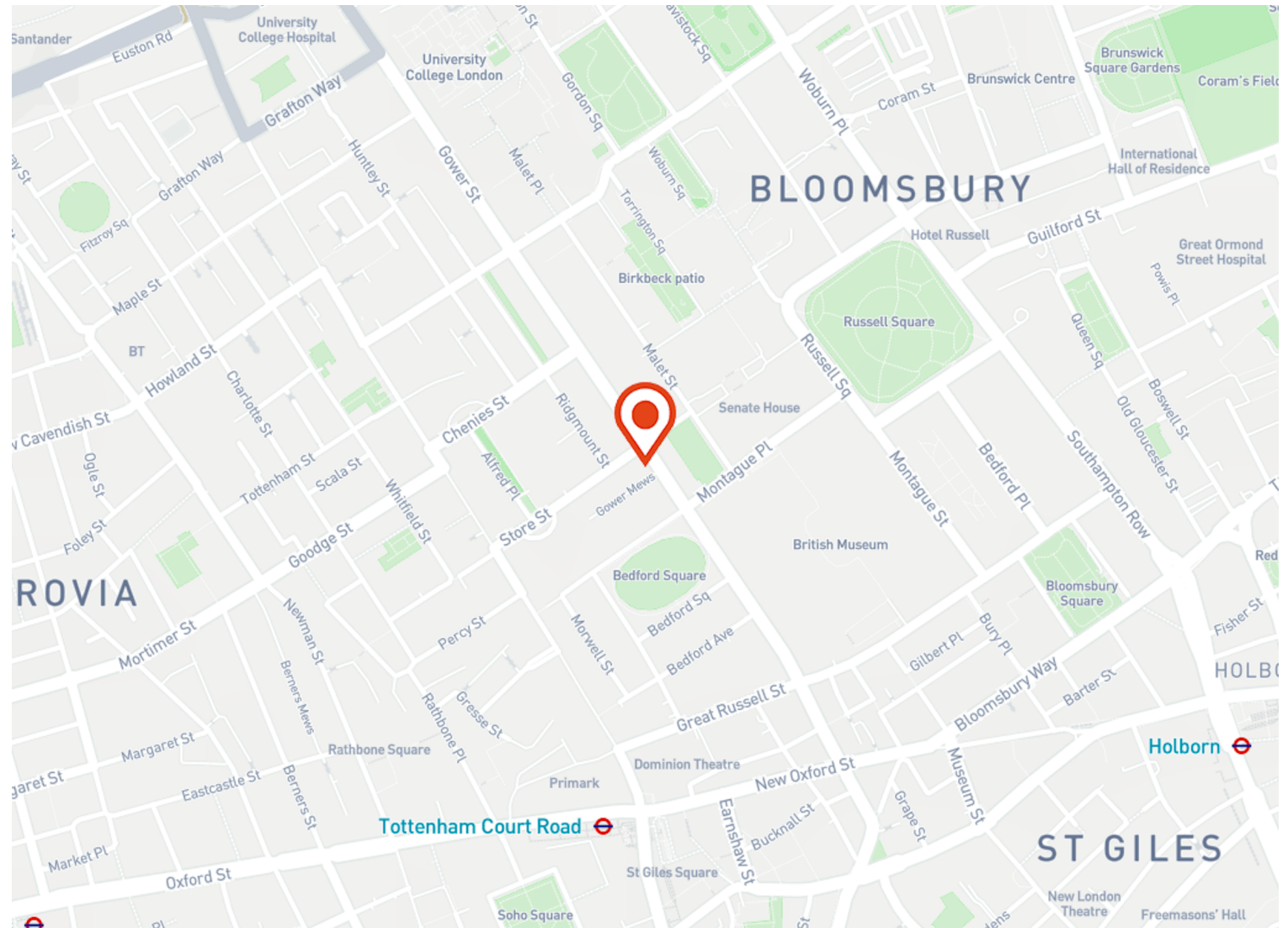


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Location

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, Gode Street and Holborn. The Elizabeth Line has revolutionised journey times travelling from East to West and within Central London through Tottenham Court Road.

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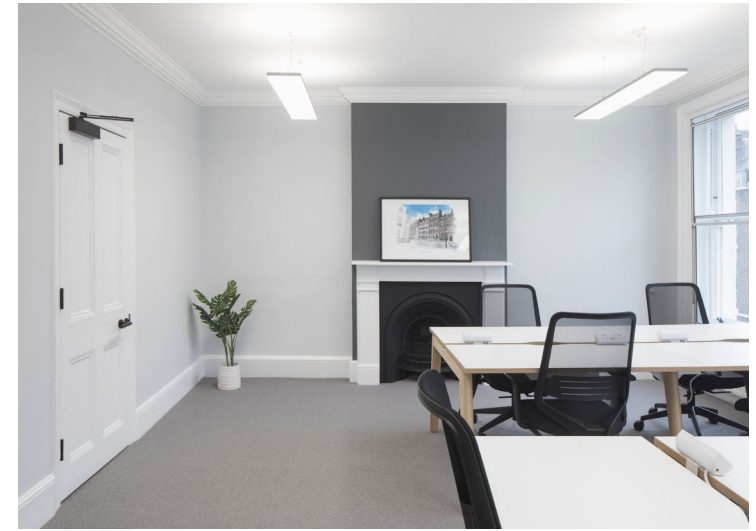


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Amenities

- 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.

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Content

View on Website



Landlord

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

Compton

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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 /sq ft	£18 /sq ft	n/a	£2,957.08	£35,485	Available
2nd	485	45.06	£57.50 /sq ft	£18 /sq ft	n/a	£3,051.46	£36,617.50	Available
1st	575	53.42	£57.50 /sq ft	£18 /sq ft	n/a	£3,617.71	£43,412.50	Available
Ground	495	45.99	£57.50 /sq ft	£18 /sq ft	n/a	£3,114.38	£37,372.50	Available
Lower Ground	441	40.97	£57.50 /sq ft	£18 /sq ft	n/a	£2,774.63	£33,295.50	Available
Total	2,466	229.10				£15,515.26	£186,183	

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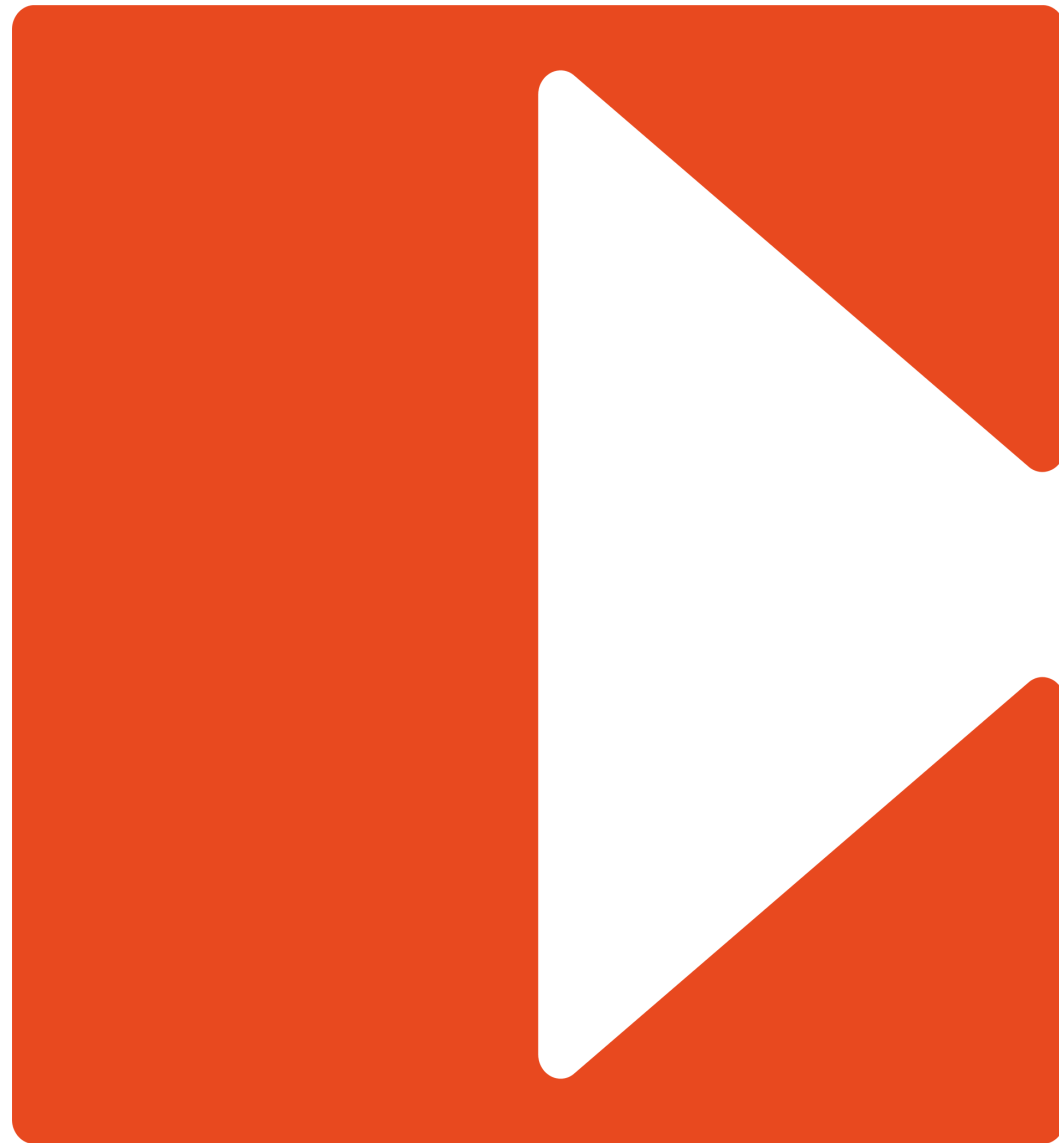
Contact Us

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

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