

**TO LET****PREMISES THE HEART OF BLOOMSBURY**

SUITABLE FOR CLASS E (OFFICE, RETAIL, LEISURE ETC.)

9 BEDFORD SQUARE, LONDON WC1B 3RE



4,095 SQ.FT.

Basement, Lower Ground, Ground, 1st, 2nd &amp; 3rd Floors

**LOCATION ([GOOGLE MAPS LINK](#))**

The property is located in central London's Knowledge Quarter situated off Bedford Square, in the heart of Bloomsbury. Bloomsbury is a highly desirable location due to its cultural, educational and intellectual institutions. It is home to the British Museum as well as University College London, The Royal Academy of Dramatic Art and the British Medical Association.

**rib.co.uk**

19 Margaret Street, London W1W 8RR

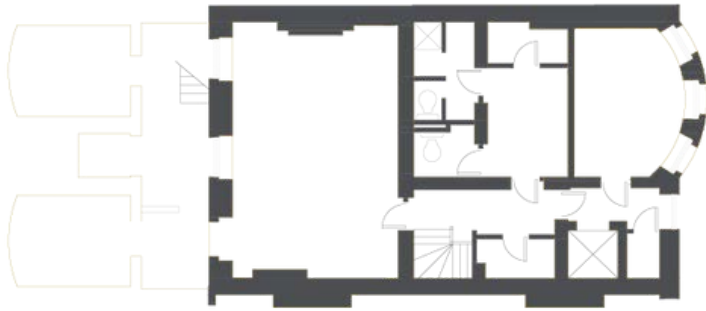
Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)



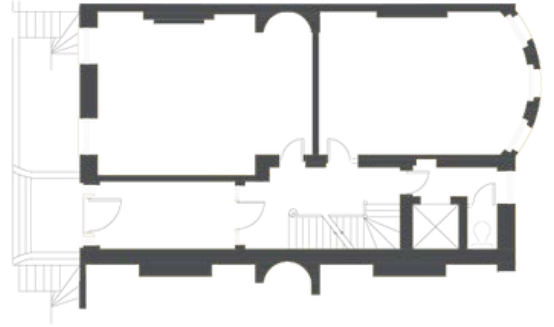
### FLOOR PLANS

Not to scale.

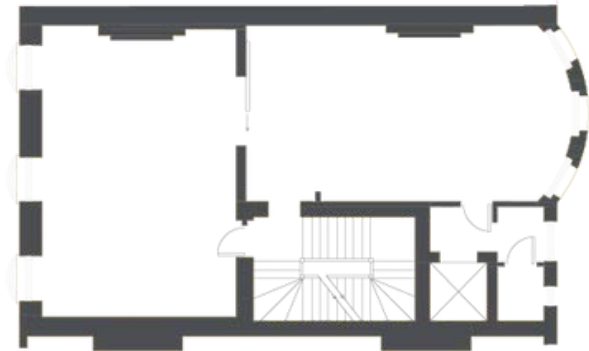
Basement 745 SQFT / 745 SQM



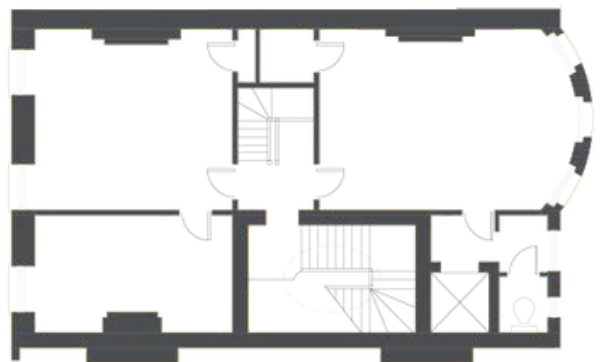
Ground Floor 739 SQFT / 739 SQM



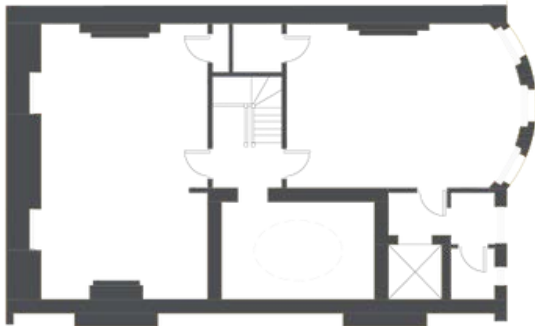
First Floor 893 SQFT / 78,90 SQM



Second Floor 813 SQFT / 78,90 SQM



Third Floor 905 SQFT / 78,90 SQM



## DESCRIPTION

The property is a Grade II listed building, formally a mid-18th century townhouse, situated on the north side of Bedford Square. The property overlooks the stunning private garden square. The opportunity is fully self-contained over five floors. There are impressive period features throughout. There is a private garden at the rear.

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## FLOOR PLANS

Available on request.

## VAT

TBC.

## FINANCIALS

Area	Whole Building
Size(sq.ft.)	4,095
Quoting Rent (p.a.) excl.	£204,750
Estimated Rates Payable (p.a.)	£102,648
Service Charge (p.a.)	N/A
<b>Estimated Occupancy Cost (p.a.)</b>	<b>£307,398</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquiries.

## AMENITIES

- WCs
- Kitchenette (Lower Ground Floor)
- Carpeted and tiled solid floors
- Fluorescent lighting
- Perimeter trunking
- Wall mounted radiators
- AC (not tested)
- Passenger lift (not tested)

## VIEWINGS:

Strictly through Robert Irving Burns.

### Freddie Brett

020 7927 6575

Freddie@rib.co.uk

### Jim Clarke

020 7927 0631

Jim@rib.co.uk

### Matthew Mullan

020 7927 0622

Matthewm@rib.co.uk