

**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.

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

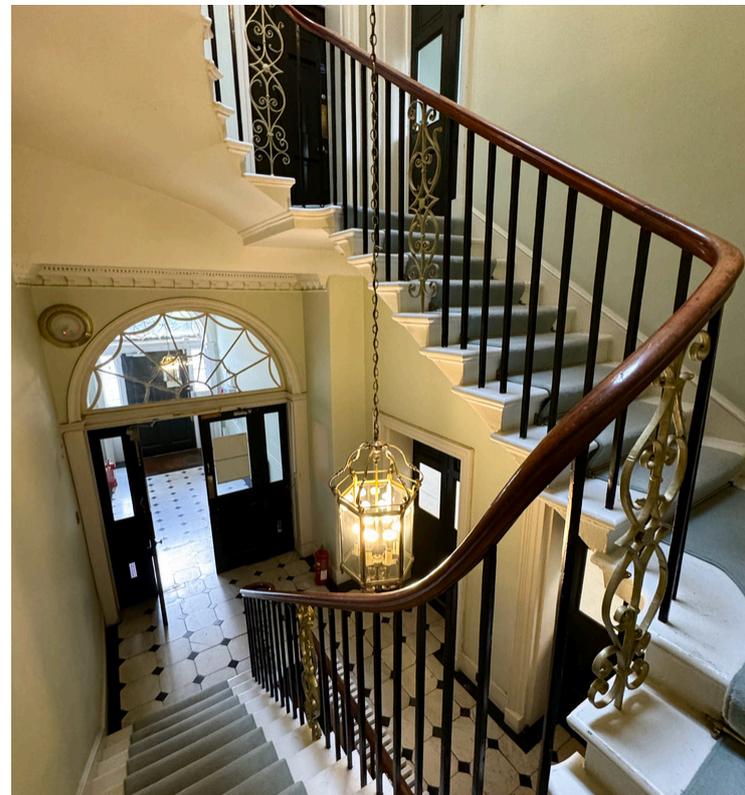
**LOCATION ([GOOGLE MAPS LINK](#))**

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**

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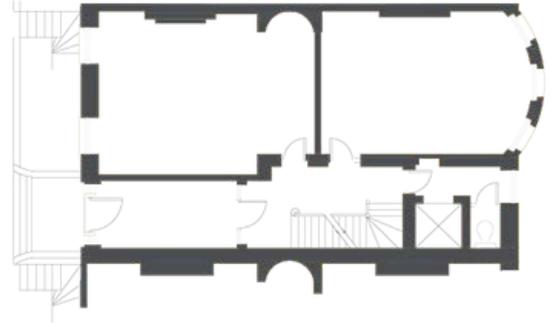
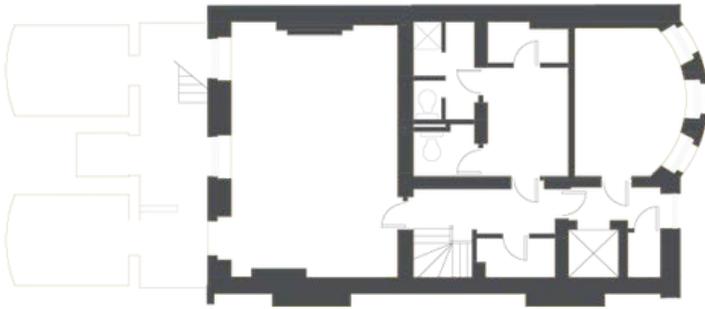


**FLOOR PLANS**

Not to scale.

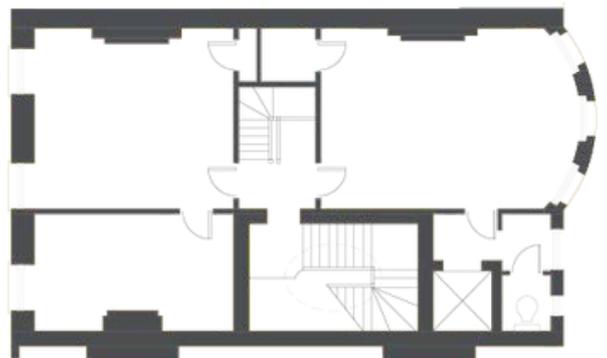
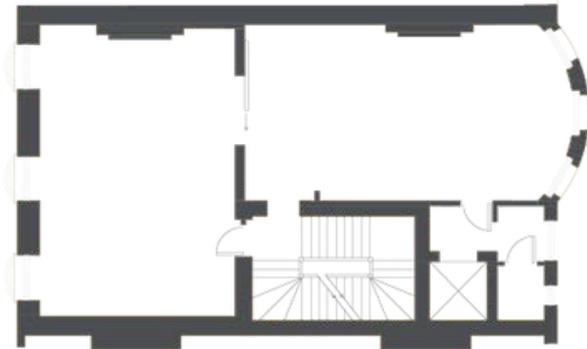
Lower Ground Floor 745 SQFT / 69.21 SQM

Ground Floor 739 SQFT / 68.65 SQM

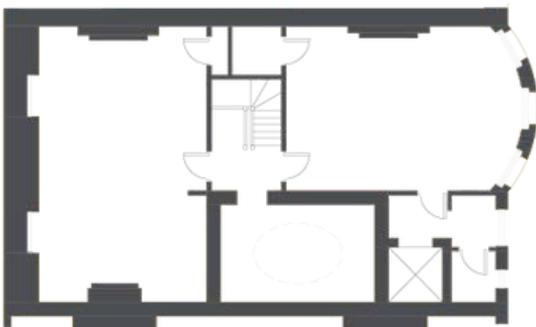


First Floor 893 SQFT / 78.90 SQM

Second Floor 813 SQFT / 78.90 SQM



Third Floor 905 SQFT / 78.90 SQM



**DESCRIPTION**

The property is a Grade I 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.

Flexible leasing terms including (but not limited to):

- Flexible lease lengths - for example, 4 years or less or 5 years or more, based upon occupiers' requirements

- Flexible space terms - for example, full floors and part-floors also available dependent on occupiers' needs

**POSSESSION**

Upon completion of legal formalities.

**LEGAL COSTS**

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

**RENT FREE**

Rent-free periods and break clauses can be offered to suit occupiers' needs, ensuring flexibility and support throughout the lease term

**SUPPORT**

Landlord (financial) contributions are to be considered subject to specific proposed lease terms

**EPC**

Available on request.

**FLOOR PLANS**

Available on request.

**VAT**

TBC

**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)

**FINANCIALS**

Area	Whole Building
Size(sq.ft.)	4,095
Quoting Rent (p.a.) excl.	£159,705
Estimated Rates Payable (p.a.)	£90,240
Service Charge (p.a.)	N/A
<b>Estimated Occupancy Cost (p.a)</b>	<b>£249,945</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 enquires.

**VIEWINGS:**

Strictly through Robert Irving Burns.

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RIB

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