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34
Bloomsbury
Street

London, WC1B 3QJ

TO LET

Newly Refurbished
& Part Furnished Premises Ground & 1st Floor
In the Heart Of Bloomsbury
All Inclusive Deals Available

RIB

ROBERT IRVING BURNS



DESCRIPTION

This period office building has been recently refurbished to an exquisite condition. The available floors are over ground and 1st floor and can be taken together or separately.

The first floor comes part furnished with designer soft furnishings and fully fitted board room.

The ground floor has direct access to a private rear garden which is due to undergo light refurbishment.

The property benefits from original period features throughout offering a true sense of grandeur and excellence.





LOCATION

The property is situated in the Bloomsbury area of central London and is located near to the corner of Bloomsbury Street at the junction with Bedford Avenue. Tottenham Court Road, Holborn and Goodge Street tube stations are within easy walking distance.



FIRST FLOOR



GROUND FLOOR



FINANCIALS

	Ground Floor	First Floor	Total
Size (sq.ft.)	581	582	1,163
Quoting Rent (p.a.) excl.	£42,500	£41,000	£83,500
Service Charge	£4,358	£4,365	£8,723
Estimated Rates Payable (p.a.)	£11,587	£11,608	£23,195
Estimated Occupancy Cost excl. (p.a.)	£58,444	£56,973	£115,418

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.

AMENITIES

Engineered Timber Flooring
 Shared Lower Ground Floor Kitchen
 Shared WCs
 Shared Kitchen Facilities
 Private Rear Garden (Ground Floor)
 Period Feature
 Excellent Natural Light
 Wall Mounted Radiators
 Track Spot Lighting
 Part Furnished (1st Floor)

LEASE

Sub lease(s) for a term up until May 2030.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The property is not elected for VAT.

VIEWINGS

Strictly through Robert Irving Burns.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

May 2024.

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CONTACT US

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