



## 40 Great Russell Street

London, WC1B 3PH

This recently refurbished historic building on Great Russell Street features 800 sq ft of office space across two floors.

Size:

**400 to 801 sq ft**

Rent:

**£45 per sq ft**

Service Charge:

**Insurance - £401.67 per floor 24/25**

Business Rates:

**£18.88 per sq ft 1st floor - £7,924.75 / 2nd floor - £7,204.31. Based on 24/25 Rates Payable**

- Recently Refurbished
- Prime Location
- Historical Significance
- Versatile Space
- Strong Transport Links

Interested?

Request more information.

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## Description

40 Great Russell Street offers refurbished office space on the first and second floors. These bright and spacious offices feature large windows that fill the rooms with natural light and provide a fantastic view of the British Museum.

Flexible layouts allow for customisation to suit various business requirements, whether you need open-plan workspaces or private offices.

## Location

Located in a vibrant cultural hub, the building is easily accessible by public transport, 5 minutes walk from Holborn Station and 5 minutes from Tottenham Court Road. The property is surrounded by a variety of amenities, including cafes, shops, and galleries.

This is an excellent opportunity for businesses looking to establish themselves in an exciting area with modern facilities.

## Accommodation

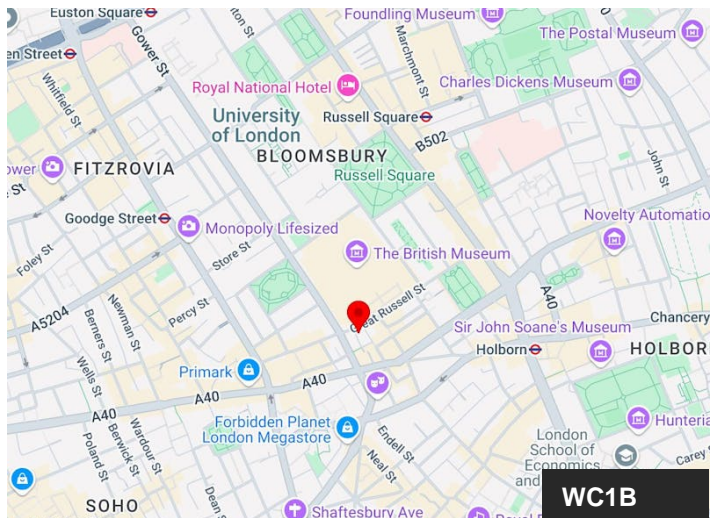
The accommodation comprises the following areas:

	sq ft	sq m	Availability
1st	401	37.25	Available
2nd	400	37.16	Available
<b>Total</b>	<b>801</b>	<b>74.41</b>	

## Business Rates

Rates payable: £18.88 per sq ft

1st floor - £7,924.75 / 2nd floor - £7,204.31. Based on 24/25 Rates Payable



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