

RUSSELL SQUARE HOUSE

10-12 RUSSELL SQUARE, LONDON WC1



UNDERGOING SUBSTANTIAL REFURBISHMENT
TO PROVIDE FULLY FITTED & FURNISHED
AIR CONDITIONED OFFICES WITH
STUNNING VIEWS OVERLOOKING
THE GARDENS OF RUSSELL SQUARE

7,700 SQ FT (715 SQ M)

CONTEMPORARY OFFICES WITH STRIKING FEATURES

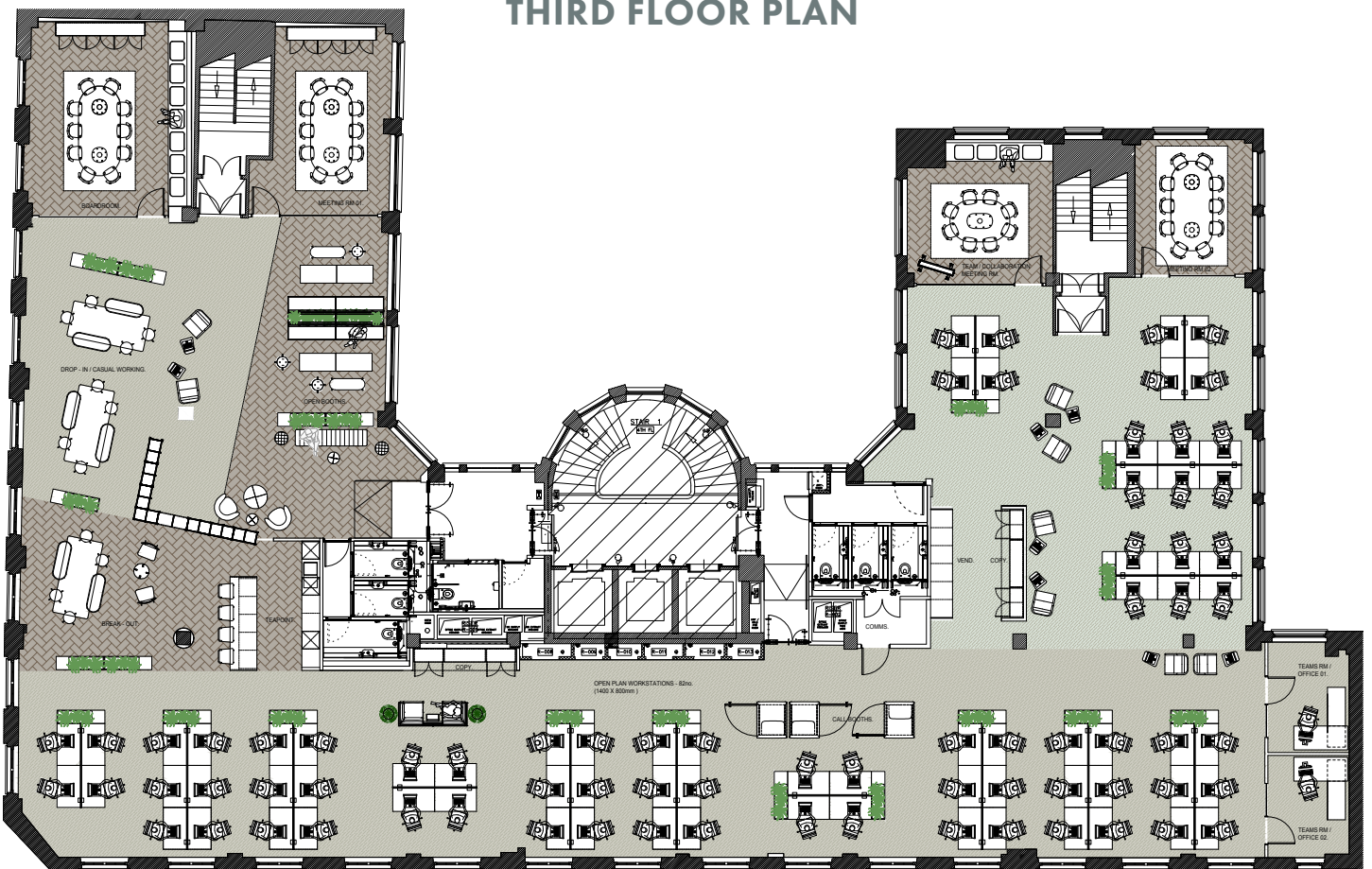
Internally Russell Square House has been the subject of a substantial refurbishment and is approached via an impressive ground floor entrance which incorporates contemporary finishes and art deco design.

The third floor offers a fitted and furnished option, providing both cellular and open plan offices. Being a corner building the third floor offices have excellent natural daylight as well as stunning views over the gardens of Russell Square. The offices extending to approximately: **7,700 sq ft (715 sq m)**



- ◆ Air Conditioning
- ◆ 74 open plan workstations
- ◆ Four meeting rooms
- ◆ Teams rooms/offices
- ◆ Three phone booths
- ◆ Fully fitted kitchen/break out area
- ◆ Part 'exposed' feature ceiling
- ◆ Demised WCs
- ◆ Stunning views over Russell Square
- ◆ Impressive manned ground floor entrance
- ◆ 24 hour access
- ◆ 3 passenger lift
- ◆ Cycle storage
- ◆ Shower facilities

THIRD FLOOR PLAN

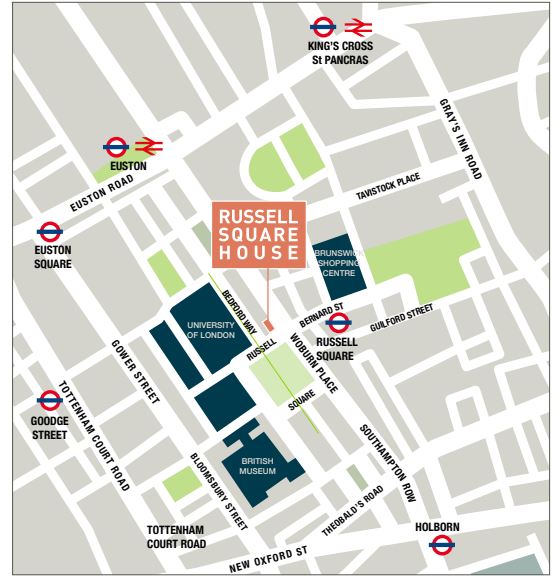


SUPERB LOCATION



Russell Square House occupies a prominent position on the north side of Russell Square at the junction with Woburn Place. The area is well served for transport and the Brunswick Shopping Centre is within a two minute walk.

Russell Square Station is a minute walk away, with excellent network connections to the West End, City and beyond.



WALKING

1 minute



STATIONS

Russell Square



Piccadilly Line

9 minutes



Holborn



Piccadilly and Central Lines

13 minutes



Kings Cross St Pancras



Circle, Hammersmith and City, Metropolitan, Northern, Piccadilly, Victoria, National Rail and Eurostar Terminal

12 minutes



Euston



Northern, Victoria, London Overground and National Rail

10 minutes



Tottenham Court Road

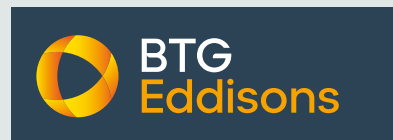


Northern, Central and Elizabeth Lines

TERMS: Full rent and lease terms on request.

EPC: C 58.

VIEWING: By appointment through landlord's sole agents



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Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (May 2026)