



## TO LET

2,122 SQ FT  
(197.14 SQ M)

£52.50 PER SQ FT

Open plan office space, with large roof terrace, in this unique building with a striking living wall & good ESG credentials...

- External Living Wall covering façade of building
- Extensive Private Terrace Area
- BREEAM Excellent
- Fibre connectivity
- Secure Bike Racks
- Showers with Changing Facilities
- Flexible lease terms
- Manned building reception

## Summary

<b>Available Size</b>	2,122 sq ft
<b>Rent</b>	£52.50 per sq ft
<b>Rates Payable</b>	£29.18 per sq ft
<b>Rateable Value</b>	£129,000
<b>Service Charge</b>	£17.74 per sq ft
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B

## Description

As part of a comprehensive refurbishment and extension of the property in 2017, David Morley Architects came up with the idea of cladding the building in a living wall; the first living wall to an entire primary elevation in a Conservation Area in London. The property still creates a striking impression, and also benefits from a BREEAM - Excellent rating and EPC - B grading.

Cat A 1st floor:

Arranged in open plan, with fitted kitchenette and a large private rear terrace area; the space has a contemporary feel with designer spot lighting, acoustic ceiling baffles, underfloor & perimeter trunking and timber flooring throughout.

There is a secondary access to the rear of the space, and a further goods/passenger lift.

Rental: £52.50 psf.

## Location

This impressive and unique building is located in the heart of Bloomsbury on Southampton Row, between Holborn and Russell Square Underground Stations.

The Elizabeth Line is also easily accessed via nearby Tottenham Court Road Station.

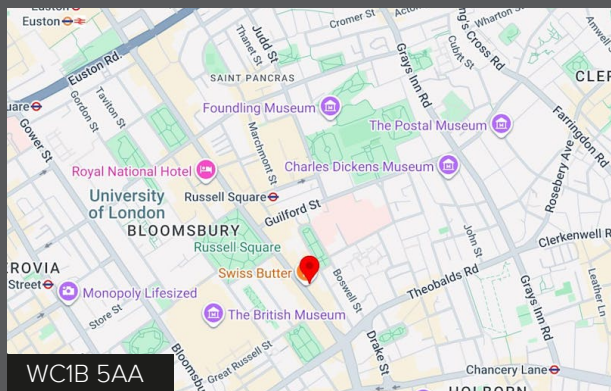
## Accommodation

The available accommodation comprises of the entire 1st floor, extending to 2,122 sq ft, currently arranged in open plan, with a fitted galley kitchenette.

Name	sq ft	sq m	Availability
5th - Fitted floor with terrace	920	85.47	Withdrawn
4th - Fitted	1,560	144.93	Let
2nd - Fitted Floor	1,575	146.32	Let
1st - Cat A	2,122	197.14	Available
<b>Total</b>	<b>6,177</b>	<b>573.86</b>	

## Specification

- \* Living Wall covering façade of building
- \* BREEAM Rating - Excellent
- \* E P C Rating - B
- \* Secure cycle storage
- \* Shower facilities
- \* Manned reception
- \* Timber floor
- \* Air conditioning
- \* Shower facilities on 3rd floor
- \* DDA wc's on 1st & 2nd floors



## Viewing & Further Information



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## **Viewings**

Strictly by prior appointment with landlord's sole agents:

Gale Priggen & Co 020 7404 50

## **Terms**

A new lease is available, direct from the landlord, by negotiation for a term by arrangement.

Consideration will be given to agreeing fully inclusive, flexible lease terms, or fully managed solutions.

## **Reception & End of Journey facilities**

There is existing cycle storage on the gnd floor, and shower facilities on the 3rd.

The landlord is preparing a scheme to upgrade and enhance the building reception, and create comprehensive new end of journey facilities within the basement.

Concept visuals and layout plans are available from the property Microsite.

