

33 Bedford Place

London

WC1B 3HH

- Self-contained period townhouse
- Fully fitted & furnished
- From 600 sq. ft. - 3,287 sq. ft. (NIA)
- Situated on a picturesque Bloomsbury street
- Private rear courtyard garden terrace
- Available for occupation on a floor-by-floor basis or as a whole

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Amenities

- Fully fitted & furnished to include 30 fixed desks (all height adjustable)
- 12-seater boardroom
- Private rear courtyard garden terrace
- Multiple kitchenettes / tea-points and break out spaces
- Shower facilities
- Close proximity to multiple tube stations, providing easy access to the Elizabeth, Northern, Central & Piccadilly Lines

Description

A self-contained period townhouse measuring 3,287 sq. ft. (NIA), over lower ground, ground and 3 upper floors.

The property was comprehensively modernised to provide a high-level contemporary fit out suitable for a wide range of occupiers.

The property is offered fully furnished, inclusive of 30 height adjustable desks, a charming waiting / informal meeting area, large 12-seater boardroom, multiple tea points & WCs. Additional benefits include a private rear courtyard garden terrace and shower facilities.

Location

33 Bedford Place is located in the vibrant Bloomsbury neighbourhood, known for its intellectual and cultural heritage.

The property is a short walk from several mainline stations, namely; Tottenham Court Road (Elizabeth, Central & Northern Lines), Holborn (Central & Piccadilly Line) & Russell Square (Piccadilly Line).



Term

Available for occupation by way of sublease (either as a whole or on a floor-by-floor basis) or assignment for a term expiring in April 2034. The existing lease includes a tenant-only break clause in April 2029.

EPC

“B” rating (43 B).

VAT

The property is elected for VAT.

Floor Areas & Outgoings

Accommodation comprises the following:

FLOOR	SQ. FT. (NIA)	RENT (£ PER SQ. FT.)	SERVICE CHARGE (£ PER SQ. FT.)	BUSINESS RATES (£ PER SQ. FT.)	AVAILABILITY
3 rd	600				
2 nd	600				
1 st	725	£65.00	N/A	£19.50	Available
G	650				
LG	711				

Contact Us

Appointments or viewings must be arranged through
sole agents, Albany, via:

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