

BLOOMSBURY EDUCATIONAL PREMISES

TO LET (2,628 SQ FT)

F.1 USE

NO VAT



Commercial Property Advisers
Chartered Surveyors

4-6 Duke's Road, London WC1H 9AD



Lower Ground
to
First Floors
Available Immediately





Location

Duke's Road runs south off Euston Road just to the east of Upper Woburn Place. Euston Station (Mainline, Victoria and Northern Line Underground) and Kings Cross/St Pancras (Mainline, Eurostar, Thameslink, Piccadilly, Circle, Metropolitan, Hammersmith & City as well as Victoria and Northern Line Underground) are within a few minutes walking distance. 4-6 Duke's Road occupies a prominent position on the west side of the street with an attractive Period frontage.

Description

The premises are currently used as a language school and are arranged over lower ground to first floors inclusive. Each floor is split into a number of good size bright rooms, with period features. The lower ground and ground floors are self-contained with their own exclusive street entrance, WCs, and breakout area. A shared staircase leads to the 1st and upper floors.

Amenities

- F.1 use
- NOT Elected For VAT
- Lease Protected by the Landlord & Tenant Act
- Fantastic Street Signage/Identity
- Excellent Natural Light
- Comfort Cooling
- Perimeter Trunking
- Kitchen

Business Rates

Approximately £14.12 per sq ft overall payable. Prospective Assignee's/Subtenant's are advised to verify the rates payable with the Local Authority

Terms

1. Either an Assignment of the existing lease expiring on 22nd September 2026 protected by the Landlord and Tenant Act 1954 (as amended) at a current rent of £81,250 pax (only £30.92 psf overall).
2. Or a sublease by arrangement.

Viewings

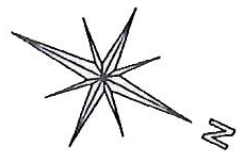
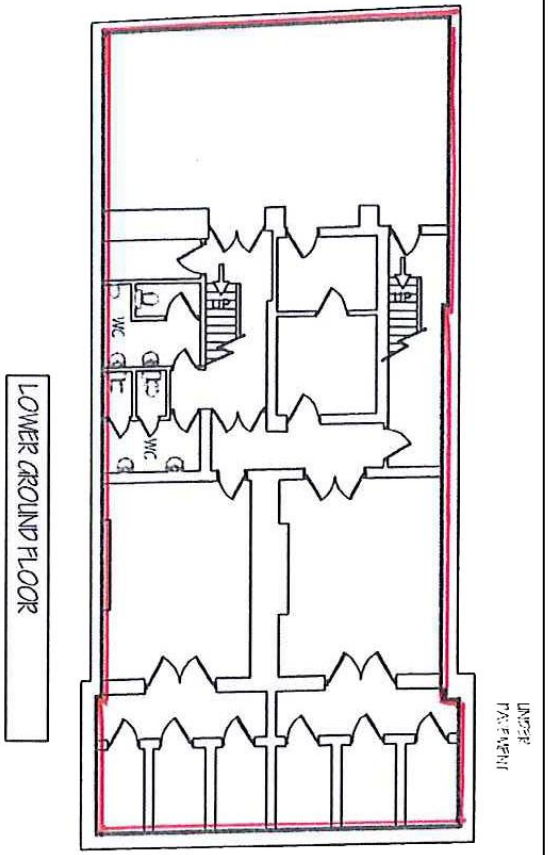
Viewings are strictly by prior appointment and further information is available from:



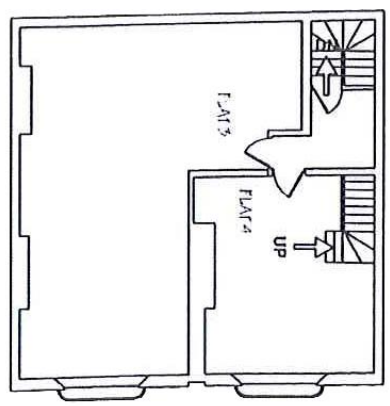
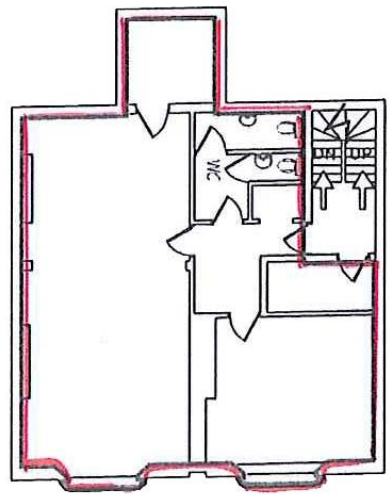
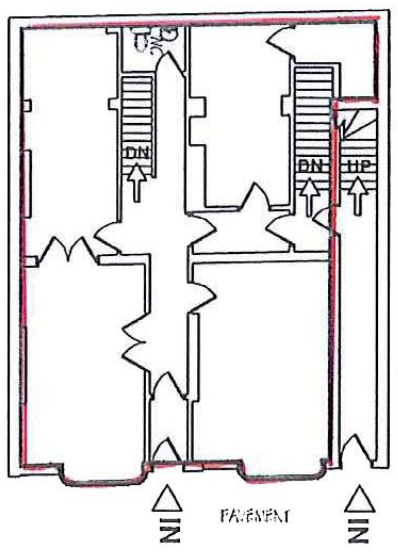
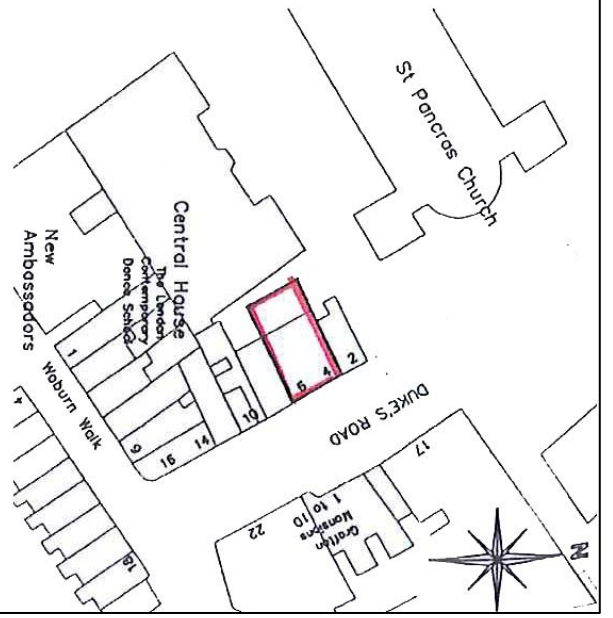
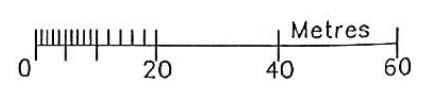
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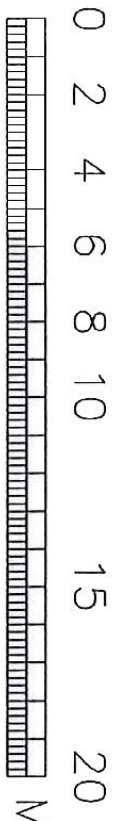
LOCATION PLAN
1:1250



GROUND FLOOR

1st FLOOR

2nd FLOOR



Metres

Not to Scale

LEASE PLAN		STERLING ENERGY SURVEYS LTD 7 GRAHAM AVENUE, BROXBORNE, HERTS EN10 7DN	
LOWER GROUND to 1st FLOOR		TEL 07904 643851 WWW.STERLING-ES.CO.UK	
4-6 DUKES RD LONDON WC1H 9AD		REGISTERED IN ENGLAND NO. 6391356	
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