



SELF CONTAINED OFFICES . APPROX 3,000 SQ FT TOTAL TO LET.

**36 & 37 GREAT RUSSELL STREET
LONDON WC1B 3PP.**

Location: The building occupies a prominent Bloomsbury location close to the junction of Bloomsbury Street whilst only 100m from The British Museum (one of the UK's most popular tourist attractions) and a 5 minute walk from Tottenham Court Road Underground Station. The immediate locality is benefitting from a number of high profile developments now coming to fruition including Central St Giles, 10 Bloomsbury way, Centre Point, The Post Building and Castlewood & Medius House.

Accommodation: The available upper floor commercial space forms part of an attractive stucco fronted five storey period building with the accommodation on 1st, 2nd & 3rd floors in adjacent buildings with their own separate entrances. Each floor benefits from good natural light, generous floor to ceiling height (c.3m) & period features. Approx floor areas are:

Floor	36 Gt Russell St	37 Gt Russell St	Combined 36 & 37
Rear Ground Floor	317 sq ft (29 sq m)	353 sq ft (33 sq m)	670 sq ft (62 sq m)
1 st Floor	393 sq ft (37 sq m)	371 sq ft (34 sq m)	764 sq ft (71 sq m)
2 nd Floor	398 sq ft (37 sq m)	377 sq ft (34 sq m)	775 sq ft (72 sq m)
3 rd Floor	383 sq ft (36 sq m)	430 sq ft (40 sq m)	813 sq ft (76 sq m)
TOTAL	1,491 sq ft (138 sq m)	1,531 sq ft (142 sq m)	3,022 sq ft (281 sq m)

Lease: Various options available including permanent or short term flexible lettings of individual or combination of floors in both or each building.

Use: Currently Class E office. All viable uses will be considered.

Rent: On application exclusive of rates & service charge.

Rates: Approx. £16.50 psf payable. Some floors / rooms benefit from SBRR. Interested parties should make their own enquiries with the Local Authority.

Viewing: Formal viewings by prior appointment through Sole Retained Agent:

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