

**\* ADDITIONAL FLOOR AVAILABLE \***

**MUSEUM HOUSE,  
25 MUSEUM STREET,  
LONDON, WC1**



**SECOND AND THIRD FLOOR OFFICES TO LET  
812 - 1,741 – 2,553 SQ FT**

[www.glinsmanweller.co.uk](http://www.glinsmanweller.co.uk)

**Tel: 020 7495 2728**

**Location** The building is prominently located on the junction of Museum Street and Little Russell Street close to the British Museum and within short walking distance of both Tottenham Court Road and Holborn Underground stations (Central, Northern and Piccadilly lines) whilst the area is served by a range of shops, restaurants and bars.

**Description** The available accommodation is laid out to provide offices of various sizes and arranged as follows:

<b>Floor</b>	<b>Sq Ft</b>	<b>Sq M</b>	<b>Rent psf</b>	<b>Rent pax</b>
Part Second	812	75.44	£59.48	£48,300
Entire Third	1,741	161.74	£59.45	£103,500
<b>Total</b>	<b>2,553</b>	<b>237.18</b>	<b>£59.46</b>	<b>£151,800</b>

**Amenities** Central heating  
 Passenger lift  
 Private toilets  
 24 hour access  
 Excellent natural light

**Terms** The floors are available at the rents quoted above either individually or together, on a new lease for a term by arrangement, incorporating five yearly upwards only rent reviews and drawn outside sections 24-28 of the Landlord & Tenant Act 1954.

**Rates** Based on information provided by the VOA we estimate the rates payable for the year commencing 1 April 2016 to be approximately 15.13 per sq ft. Interested parties should make their own enquiries.

**S/Charge:** Estimated for the current year at approximately £7.00 per sq ft. Further details on application.

**Availability** Immediate upon completion of legal formalities.

**Legal Costs** Each party is to bear their own legal costs involved in the transaction.

**Viewing** By appointment through sole agents Glinsman Weller:

**PAUL GLINSMAN**  
**020 7495 2735**

**RICHARD WELLER**  
**020 7495 2732**

All costs plus VAT where applicable

June 2016

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