

* ADDITIONAL FLOOR AVAILABLE *

MUSEUM HOUSE, 25 MUSEUM STREET, LONDON, WC1



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

Tel: 020 7495 2728

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



- 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:

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

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