



TRADITIONAL OFFICE

BLOOMSBURY

FROM
4407 FT²

£40.00 FT²



TRADITIONAL OFFICE

41 RUSSELL SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA

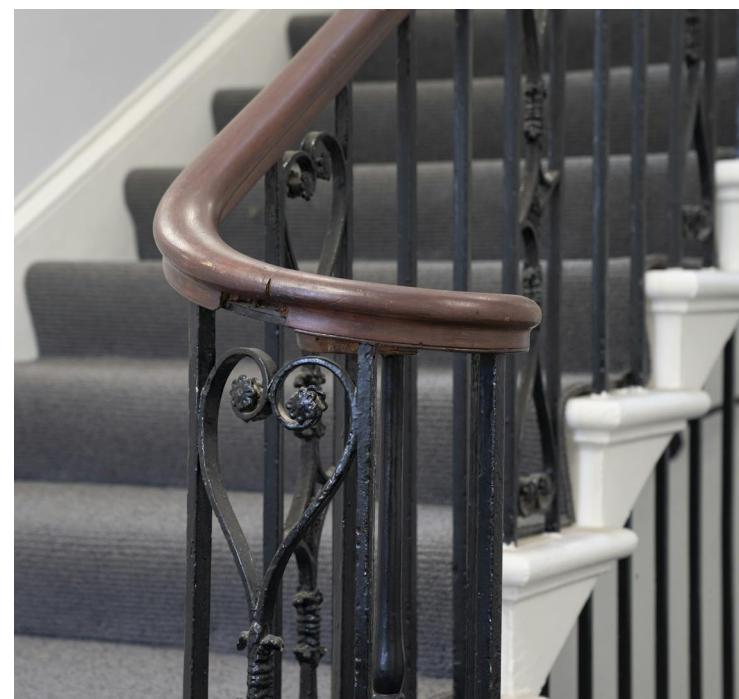
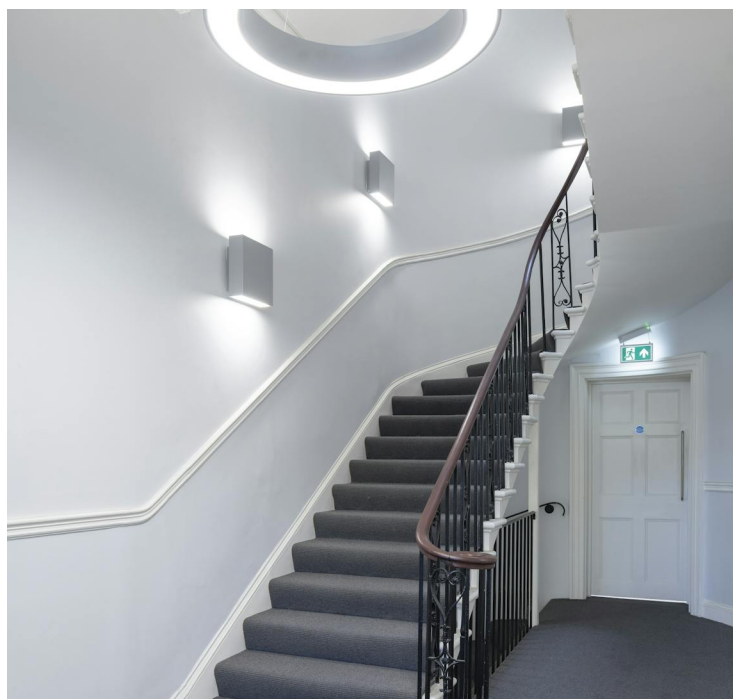
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DESCRIPTION

A collection of three Grade II Listed Georgian townhouses that have been sensitively refurbished to suit the needs of dynamic modern businesses

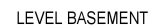
ENQUIRE NOW

Jonathan Vanstone-Walker
0207 284 9044 | 07412 632 774
jvw@tsp.co



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3



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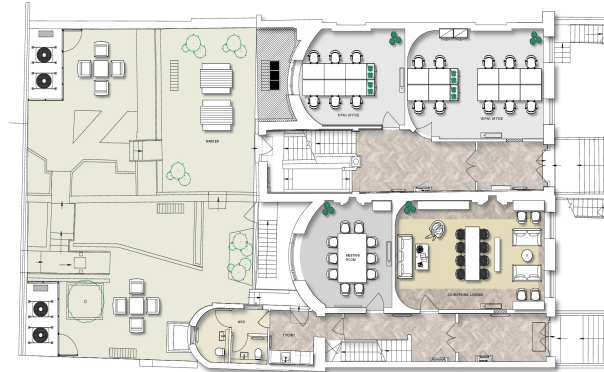
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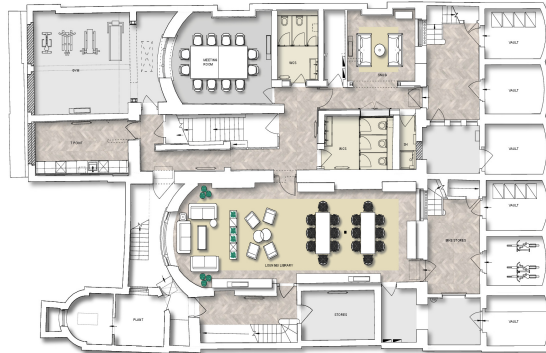
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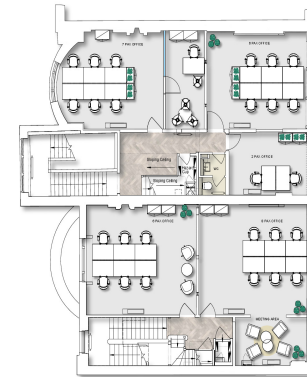
41 Russell Square Floor Plans



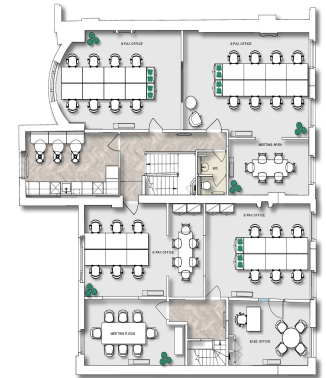
LEVEL GROUND



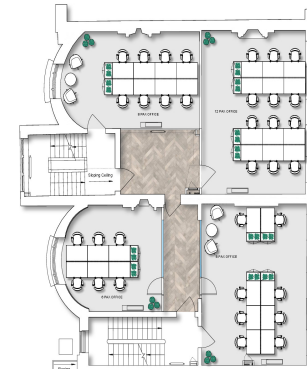
LEVEL LOWER GROUND



LEVEL 02



LEVEL 03



LEVEL 01

TEST FIT		PROPOSED GENERAL ARRANGEMENT	
Project	41 RUSSELL SQUARE	Client	THE JONES
Site	LONDON	Area	4407 SQ. FT.
Scale	1:100	Scale	1:100
Drawn	JVW	Drawn	JVW
Checked	JVW	Checked	JVW
Date	10/10/2023	Date	10/10/2023
By	JVW	By	JVW
For	THE JONES	For	THE JONES



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WHAT'S INCLUDED

THE BUILDING



Outdoor space



Showers



Internal Cycle Storage



Passenger Lifts

YOUR SPACE



2 Executive Offices



2 Meeting Rooms



1 Board Rooms



72 Workstations



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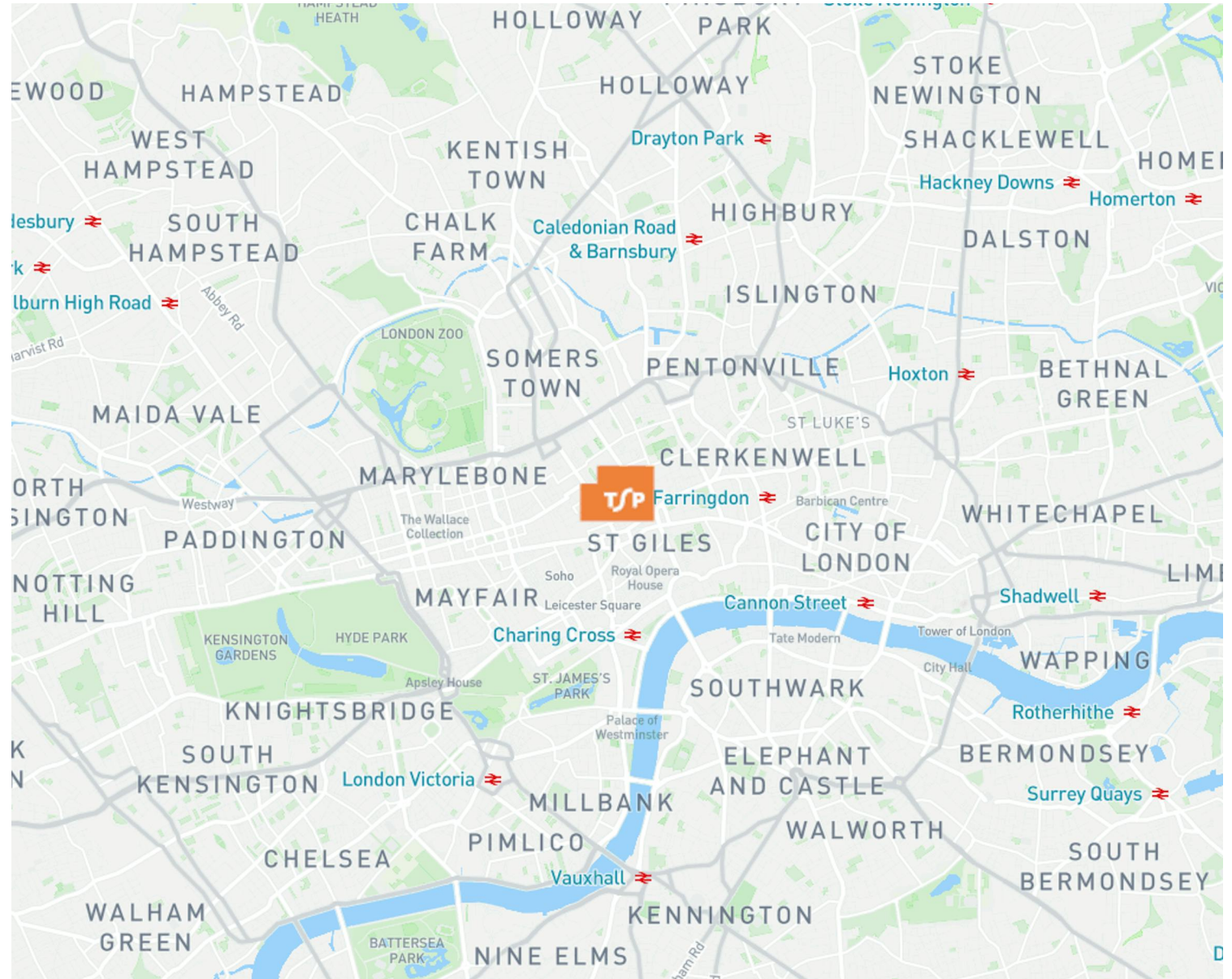
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41 Russell Square
Bloomsbury
WC1B 5DA

NEAREST STATIONS

Russell Square	Goodge Street	Tottenham Court Road
0.2 miles / 4 mins walk	0.4 miles / 7 mins walk	0.4 miles / 7 mins walk



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AVAILABILITY

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	TOTAL /SQ FT	TOTAL MONTH	TOTAL YEAR	AVAILABILITY
Building - 41 Russell Square	4,408	409.52	£40	£14,693.33	£176,320	AVAILABLE



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VIEWINGS

By appointment with sole agent TSP.

LEASE TERMS

New Lease

EPC

EPC exempt - Listed building

VAT

To be confirmed

RENT

£40 per sq ft

AVAILABILITY

Available Immediately

SERVICE CHARGE

n/a

Legal fees

Each party to bear their own costs