



42 RUSSELL SQUARE, BLOOMSBURY, LONDON, WC1B 5DA

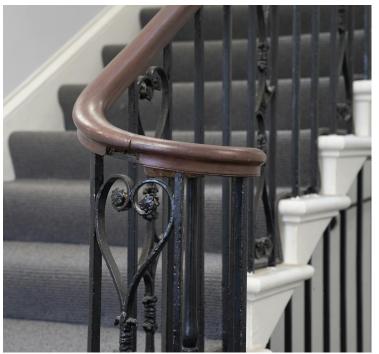
FROM 4087 FT²

£40.00 FT2

DESCRIPTION

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













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LEVEL BASEMENT

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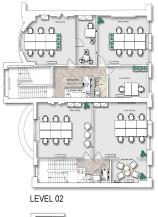
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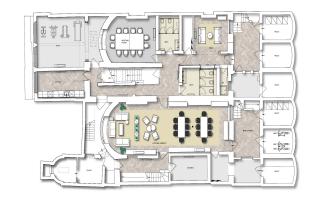
LEVEL GROUND







LEVEL 03



LEVEL LOWER GROUND



LEVEL 01

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WHAT'S INCLUDED





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HOME HAMPSTEAD TOWN Hackney Downs **₹** Homerton **₹** HIGHBURY Caledonian Road ≥ CHALK lesbury * SOUTH DALSTON FARM HAMPSTEAD & Barnsbury ISLINGTON lburn High Road * LONDON ZOO arvist Rd SOMERS PENTONVILLE BETHNAL Hoxton * TOWN GREEN MAIDA VALE ST LUKE'S CLERKENWELL MARYLEBONE ORTH ■ Farringdon ***** Barbican Centre SINGTON WHITECHAPEL The Wallace CITY OF Collection PADDINGTON ST GILES LONDON Royal Opera Soho NOTTING MAYFAIR Leicester Square Shadwell * Cannon Street * HILL Tower of London Charing Cross * Tate Modern HYDE PARK KENSINGTON GARDENS WAPPING City Hall ST. JAMES'S SOUTHWARK KNIGHTSBRIDGE Rotherhithe * BERMONDSEY ELEPHANT SOUTH London Victoria * KENSINGTON AND CASTLE Surrey Quays * MILLBANK WALWORTH PIMLICO SOUTH CHELSEA Vauxhall * BERMONDSEY WALHAM KENNINGTON GREEN BATTERSEA NINE ELMS PARK

HOLLOWAY

KENTISH

PARK

HOLLOWAY

Drayton Park *

STOKE

NEWINGTON

SHACKLEWELL

HEATH

HAMPSTEAD

WEST

EWOOD

42 Russell Square

Bloomsbury WC1B 5DA

ENQUIRE NOW

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

Russell Square
0.2 miles / 4 mins walk

Goodge Street
0.4 miles / 7 mins walk

Tottenham Court Road 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 - 42 Russell Square	4,087	379.69	£40	£13,623.33	£163,480	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