



MANAGED

BLOOMSBURY

FROM
4407 FT²

£140.00 FT²



MANAGED

41 RUSSELL SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA

FROM
4407 FT²

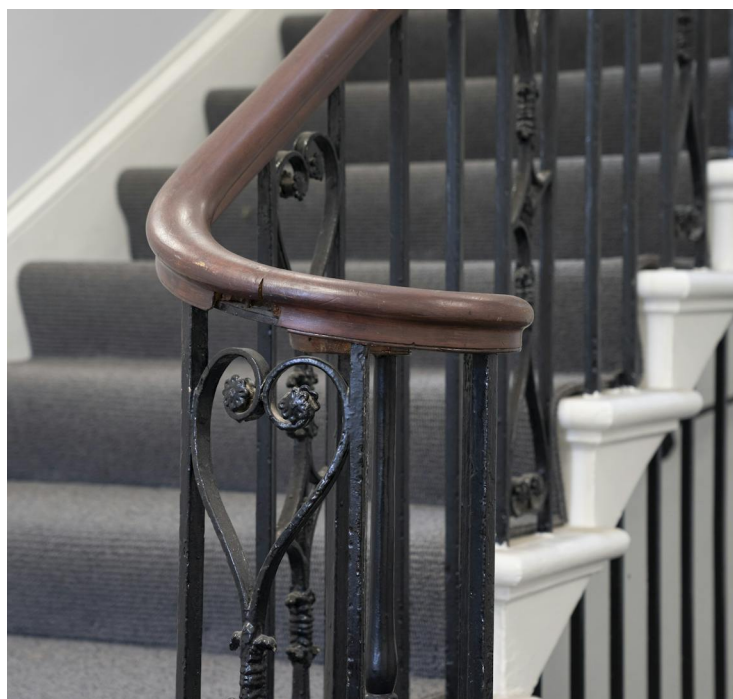
£140.00 FT²

DESCRIPTION

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

ENQUIRE NOW

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



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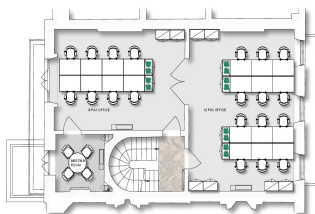
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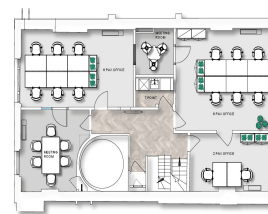
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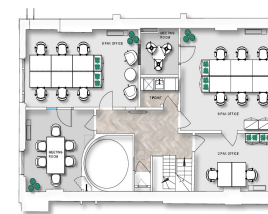
AS Language 102 Friend



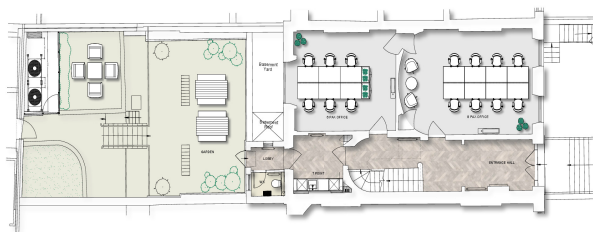
LEVEL 01



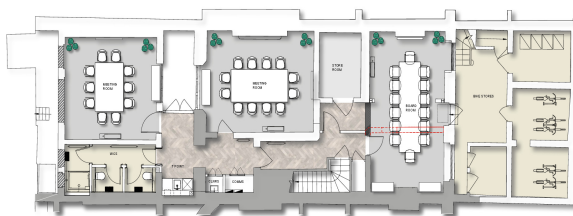
LEVEL 02



LEVEL 03



LEVEL GROUND



LEVEL BASEMENT

[illegible]



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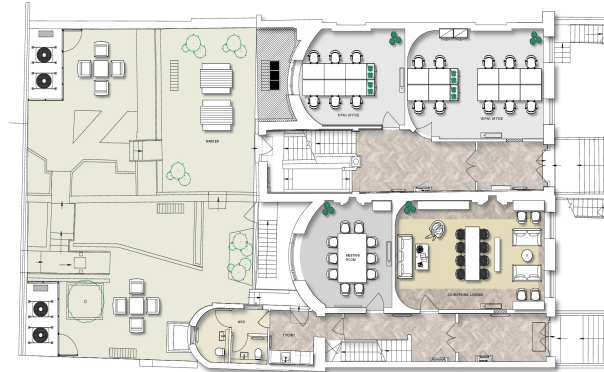
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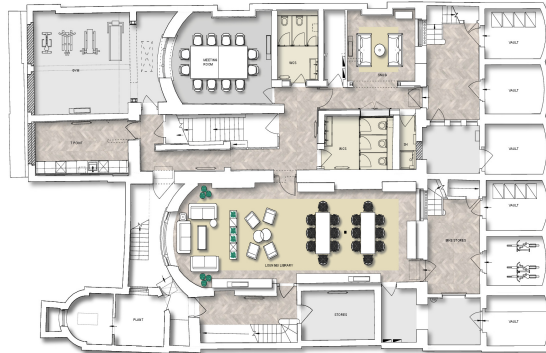
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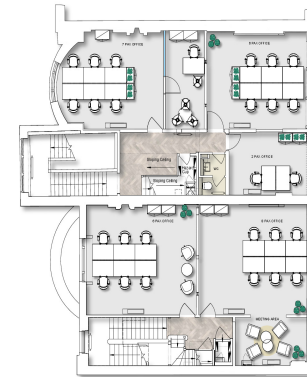
41 Russell Square



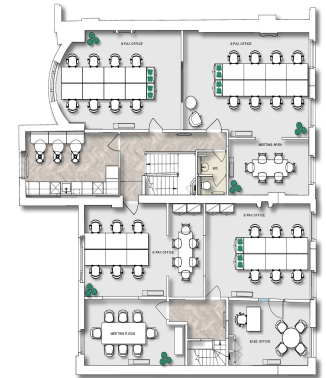
LEVEL GROUND



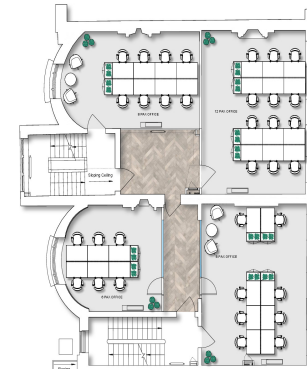
LEVEL LOWER GROUND



LEVEL 02



LEVEL 03



LEVEL 01

TEST FIT		PROPOSED GENERAL ARRANGEMENT	
Project	41 RUSSELL SQUARE	Client	ALL FLOORS
Area	4407 SQ. FT.	Team	1/100
Location	LONDON	Scale	1/100
Notes	20-22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		
Prepared by	THE JONES	Checked by	THE JONES
Date	2023/01/01	Scale	1/100



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WHAT'S INCLUDED

THE BUILDING



Outdoor space



Showers



Internal Cycle Storage



Dog Friendly

YOUR SPACE



Phone Booths



Coworking Space



2 Executive Offices



2 Meeting Rooms



1 Board Rooms



72 Workstations

EXTRAS



Coffee Machine



Fast Internet



Daily Cleaning



H&S



Planting



B Corp Suppliers

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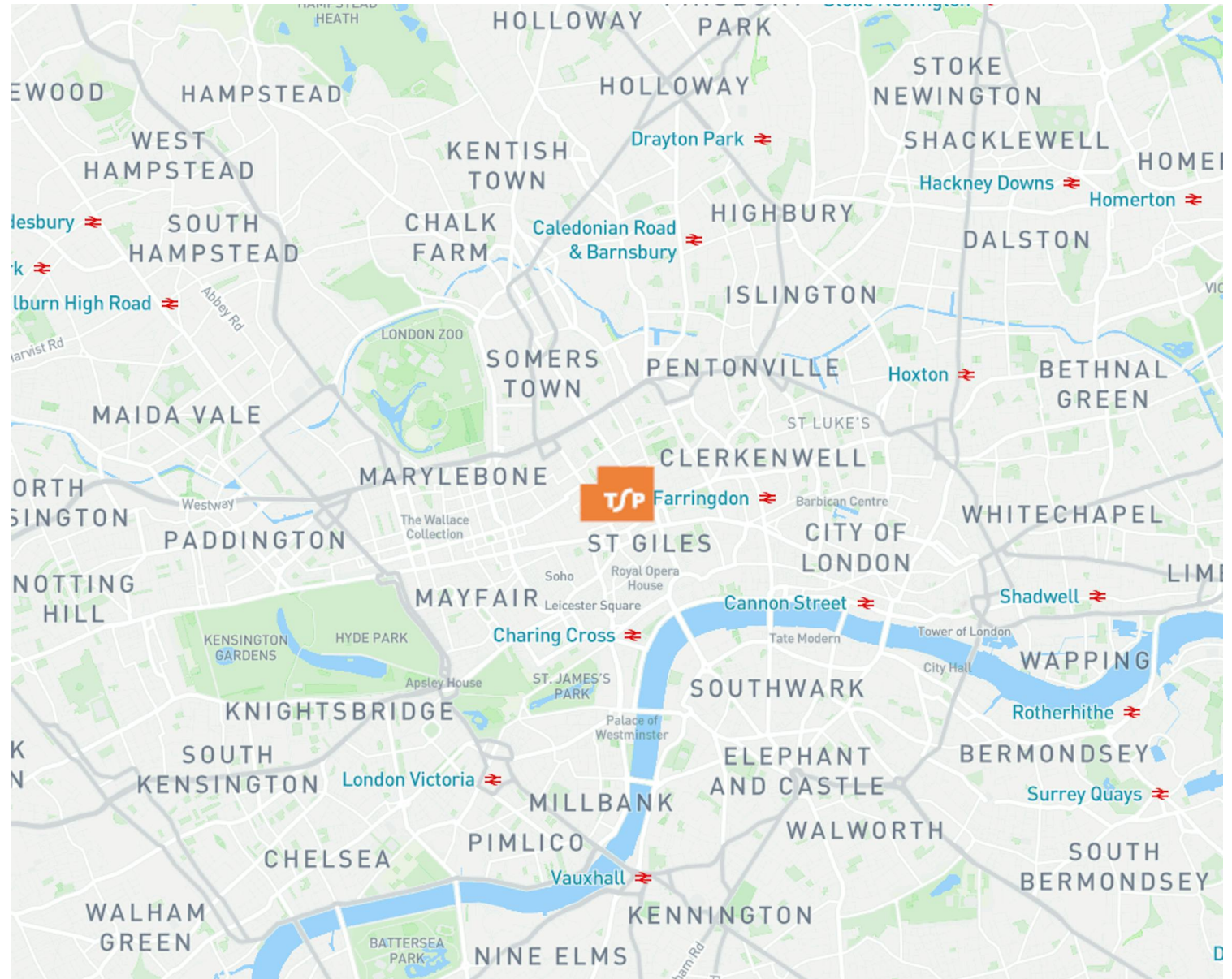
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41 Russell Square
Bloomsbury
WC1B 5DA

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	£140	£51,426.67	£617,120	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

£140 per sq ft All-inclusive managed rent from £140psf

SERVICE CHARGE

n/a

Legal fees

Each party to bear their own costs