



TSP

MANAGED

**41-43 RUSSELL
SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA**

FROM
4087 FT²

FROM
£140.00
per FT²



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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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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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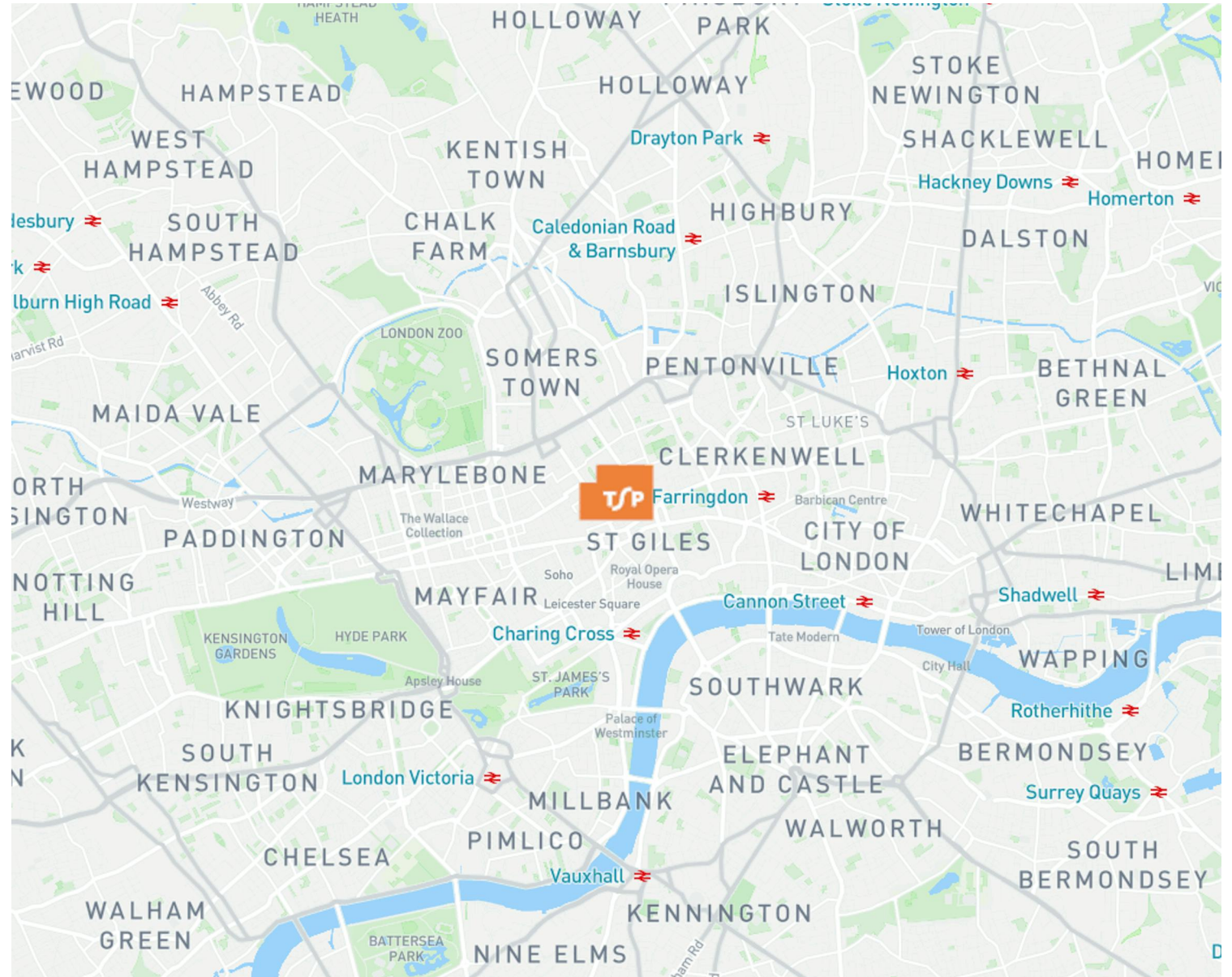


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41-43 Russell Square
Bloomsbury
WC1B 5DA

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 - 41 Russell Square	4,408	409.52	£140	£51,426.67	£617,120	AVAILABLE
Building - 42 Russell Square	4,087	379.69	£140	£47,681.67	£572,180	AVAILABLE
Building - 43 Russell Square	4,265	396.23	£140	£49,758.33	£597,100	AVAILABLE



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VIEWINGS

By appointment with sole agent TSP.

LEASE TERMS

New Lease

EPC

EPC exempt - Listed building

VAT

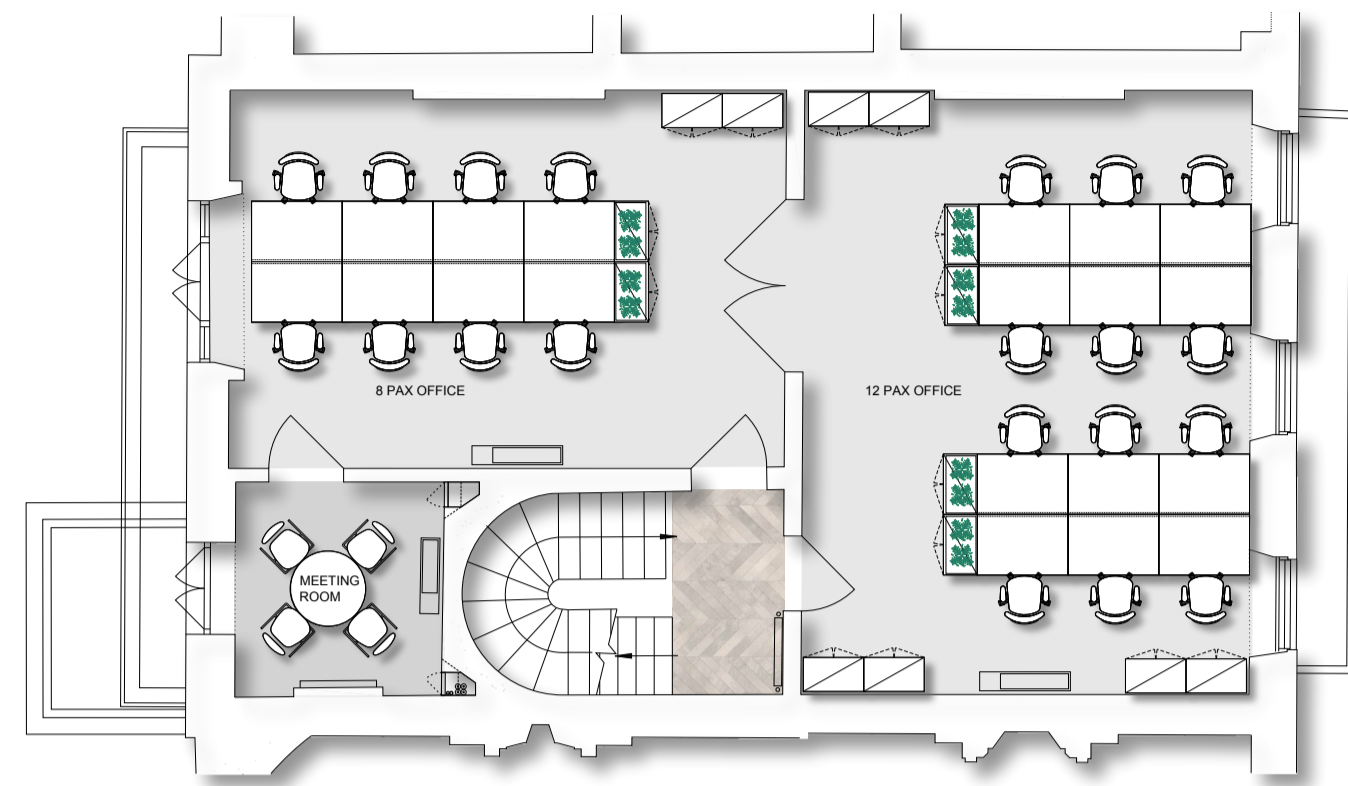
To be confirmed

RENT

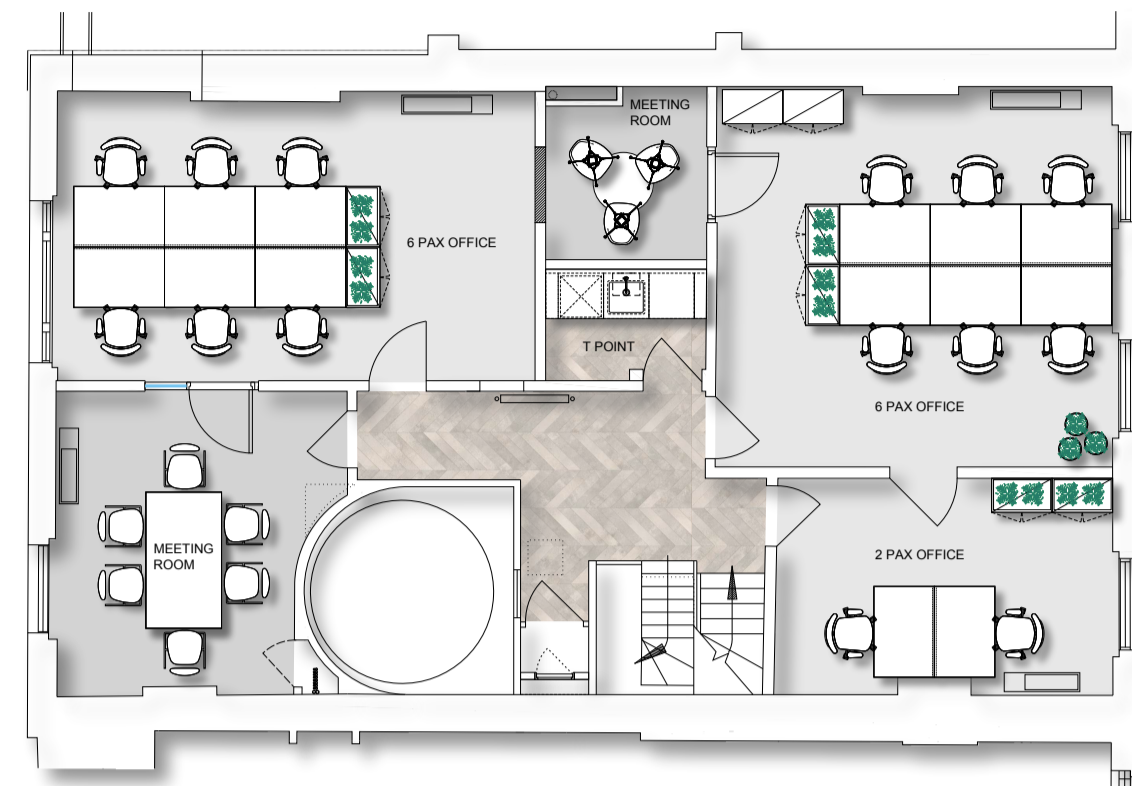
£140 per sq ft All-inclusive managed rent from £140psf



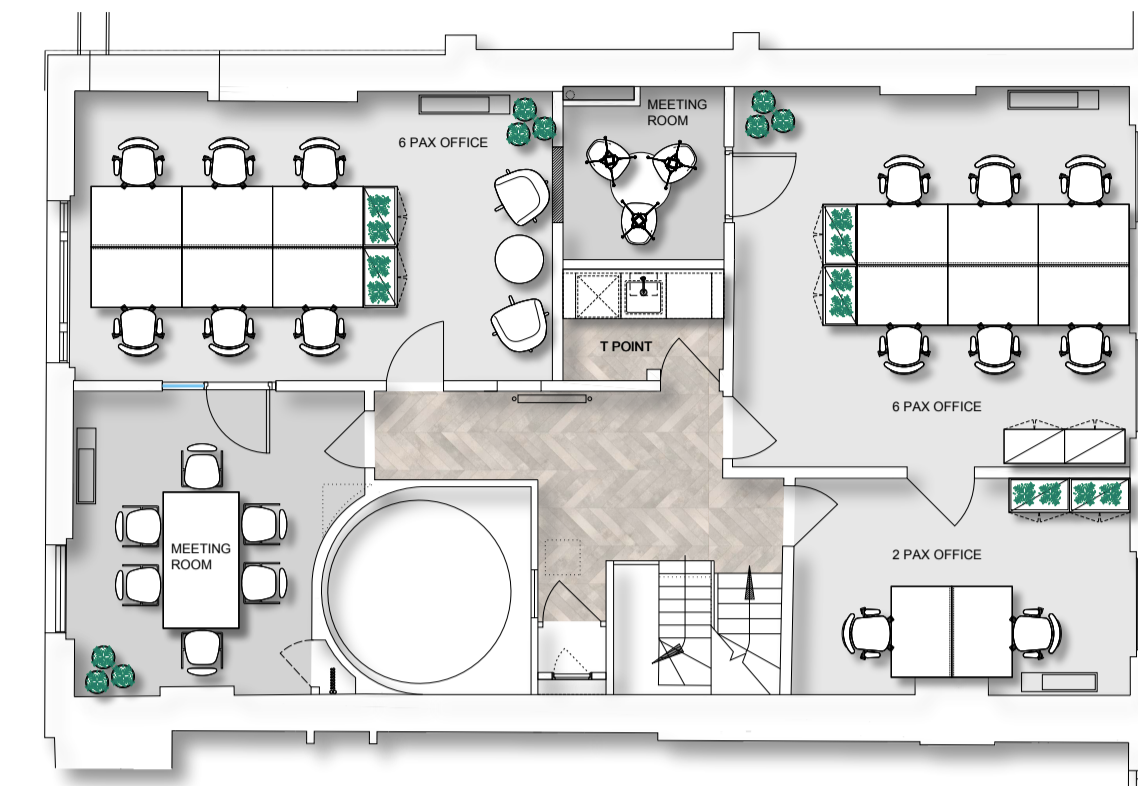
APPENDIX



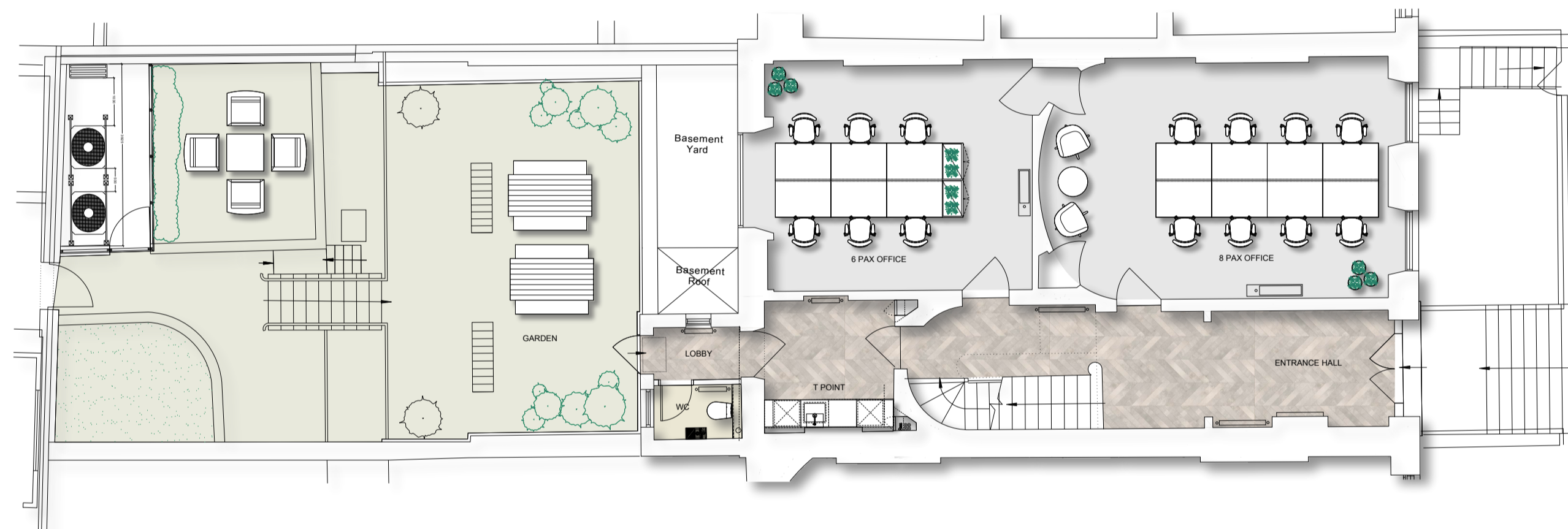
LEVEL 01



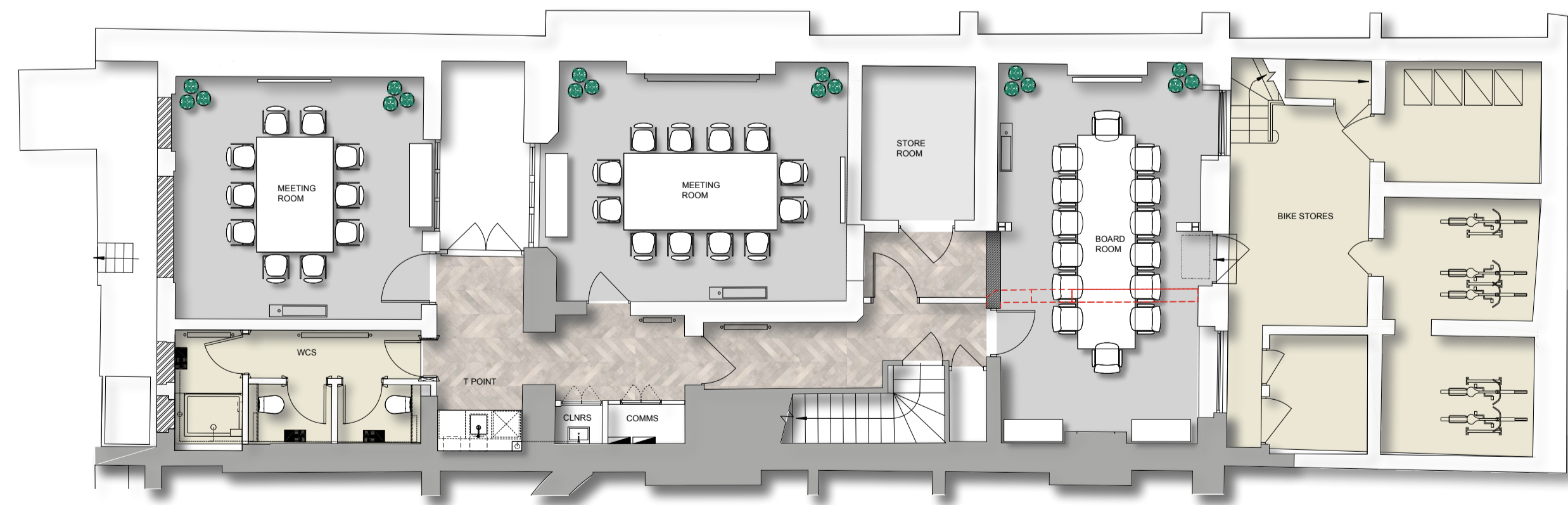
LEVEL 02



LEVEL 03



LEVEL GROUND



LEVEL BASEMENT

TEST FIT		PROPOSED GENERAL ARRANGEMENT	
Project	41 RUSSELL SQUARE LONDON	FLOOR	ALL FLOORS
Date	05.05.25	Scale	1:100
Designer	LOU	Rev	
Draw No.	25.041_ALL_PGA		
rev	description	date	name
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