

metru's

26-28 BEDFORD ROW

MIDTOWN

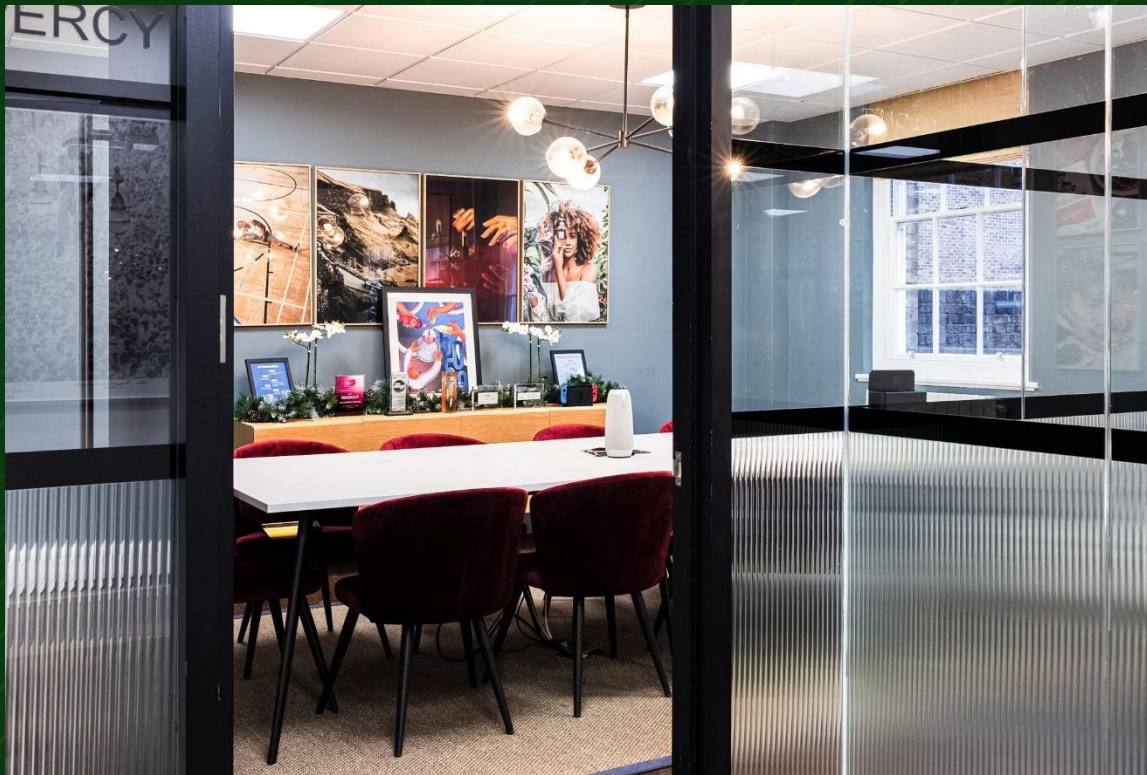
MODERN PARTIALLY FITTED WORKSPACE TO LET

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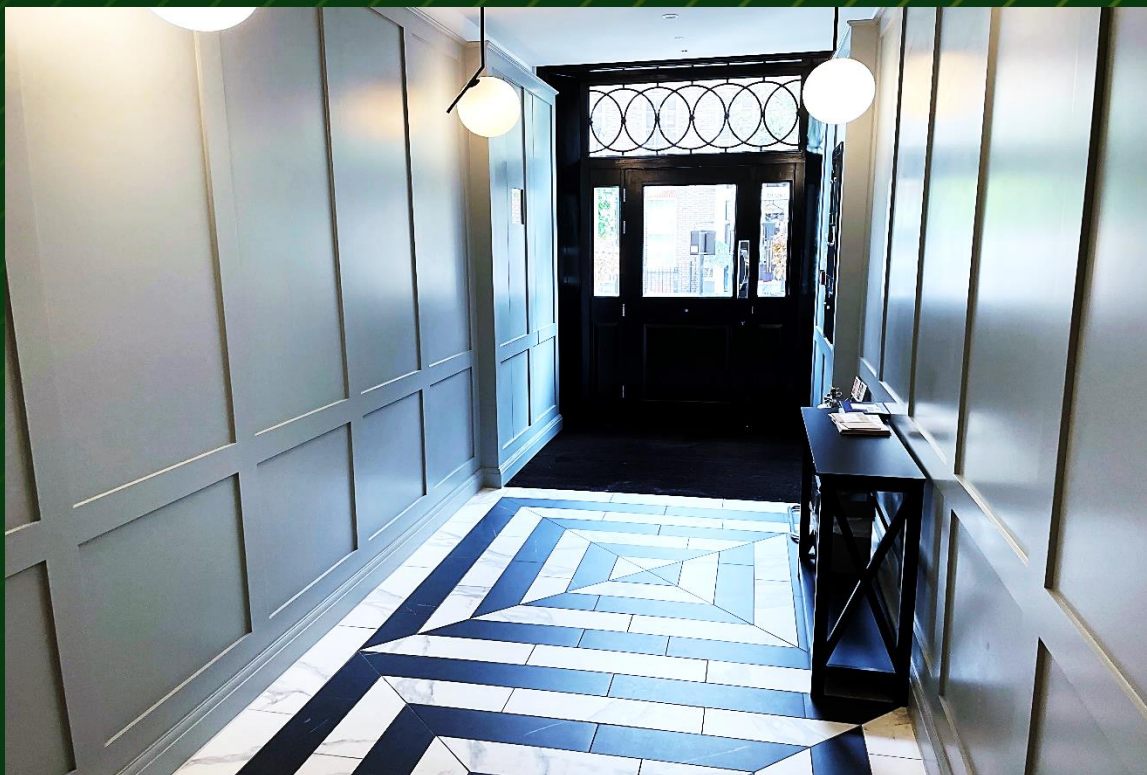
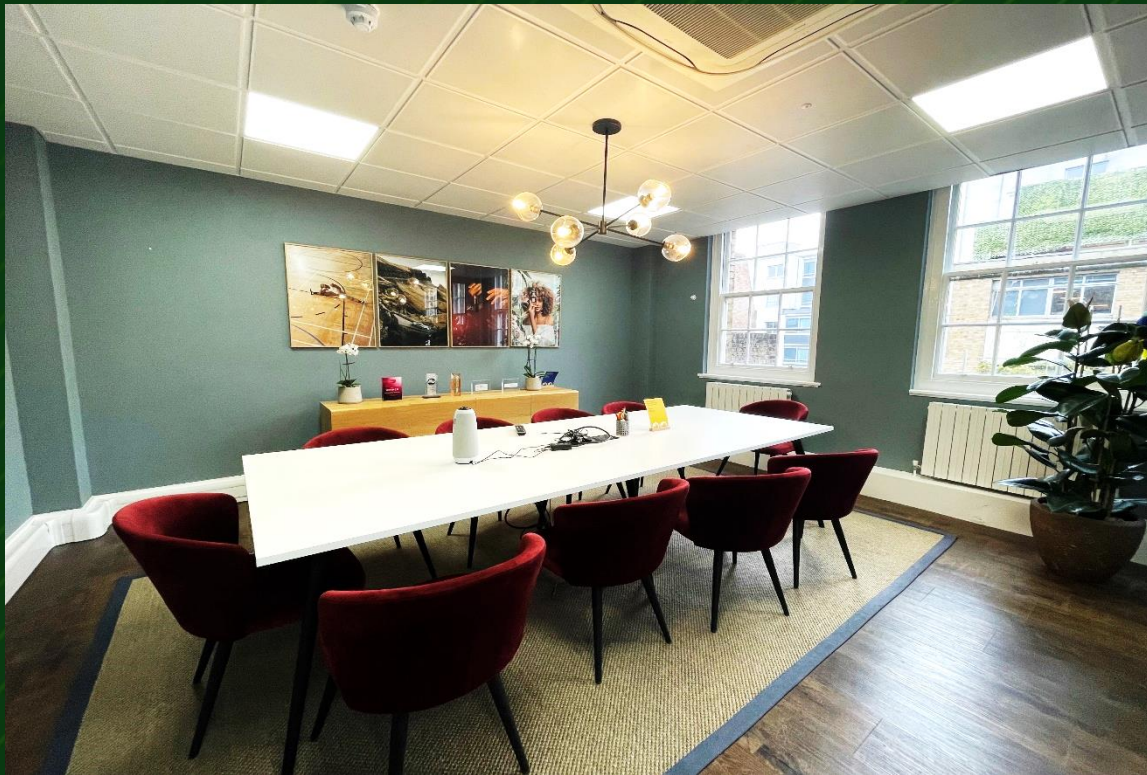
26-28 BEDFORD ROW LONDON WC1

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3RD FLOOR

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3RD FLOOR

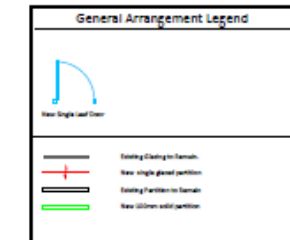
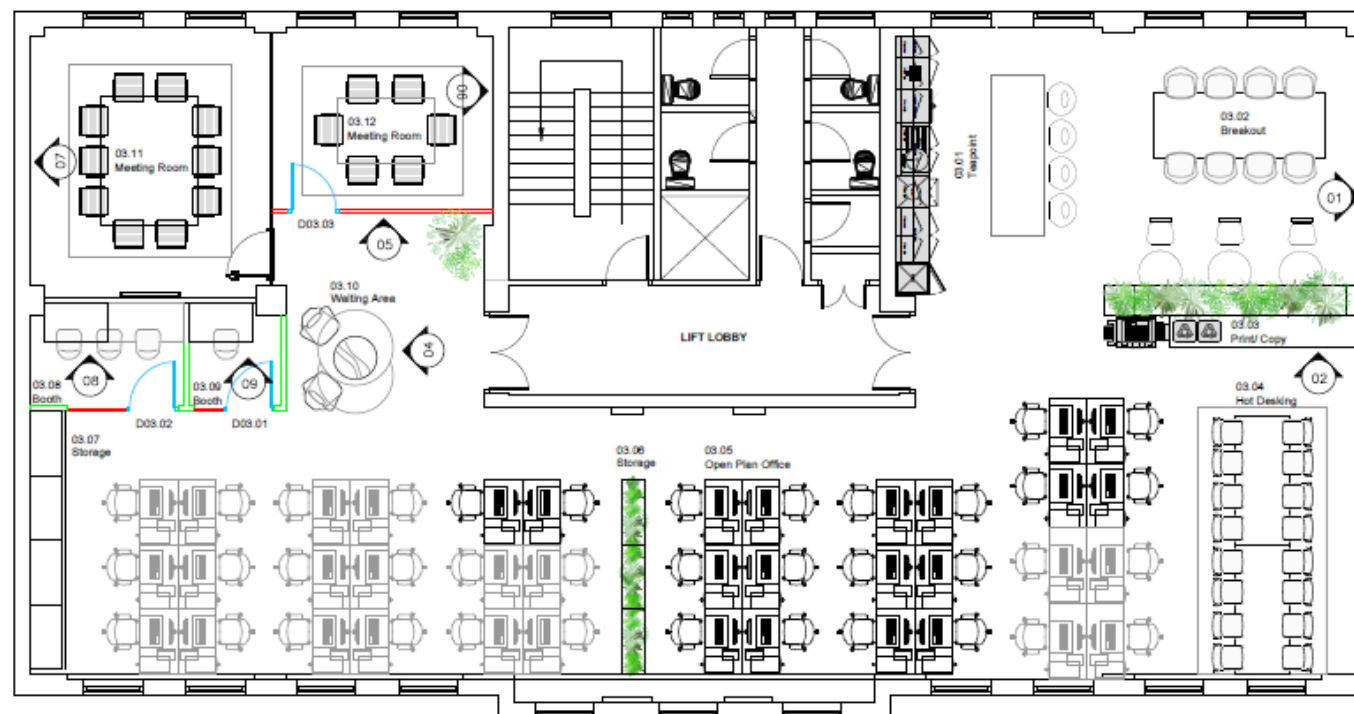
All dimensions to be verified on site before work commences. All design work and drawings are for indicative purposes only.

DO NOT SCALE OFF THIS DRAWING

Subject to building regulations, fire regulations and statutory approvals.

Drawings to be read in conjunction with Action Workspace schedules and specs according to drawing issue sheet.

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P1	For Client Sign off	13.05.19
Rev	Details	Date

Headcount
38 open plan desks
38no TOTAL

Project:
25 - 28 Bedford Row
Bloomsbury
London
WC1R 4LP

**General Arrangement Plan
Level 03**

Scale: 1:100@ A3 Date: 13.05.19

Dwg. No: A01 CAD. No: DN7854-P1 Rev: P1

Issue: FOR INFORMATION Drawn by: KK

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SOMEWHERE TO EAT

Within 10 minutes' walk of all of Farringdon's vibrant food scene providing lots of places to eat and dine out



SOMEWHERE TO WALK AND RELAX

Within close proximity of Lincoln's Inn Fields providing a nice place to relax, sit or eat lunch



SOMEWHERE TO TRAVEL

Equal distance to Holborn, Chancery Lane & Russell Square tube station providing links to all over London and beyond



SOMEWHERE TO DO SOMETHING DIFFERENT

Take a visit to the closely located Leather Lane Market a lively weekday street market with stands selling fresh produce, clothing & street food



ACCOMMODATION

The property is located on the Western side of Bedford Row and benefits from excellent transport links and is surrounded by bars, cafes, restaurants, and historical buildings all within close walking distance.

The available accommodation is arranged over the third floor, first and ground floors. The 3rd floor space is fitted with meeting room, break out area, modular desk seating 38 desks, 2 meeting rooms (1x10-person 1x6-person) phone booth and 16 person hot desk seating. The ground and first floors offer partially fitted space with good floor to ceiling heights, excellent natural light and a mixture of open plan space and meeting rooms.

FEATURES

- Kitchenette
- 24-hour access
- Passenger lift
- Demised toilets
- Fitted meeting rooms
- DDA compliant
- Break out area (3rd floor)
- 38 desks & 16 hot desks (3rd floor)
- Meeting rooms
- Excellent natural light
- Good floor to ceiling height
- Selection of partially fitted/fitted floors

LEASE TERMS

New lease available direct from the landlord for a term to be agreed. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act of 1954 Part II, as amended

TIMING

The 3rd floor is available in March 2024 and the ground floor is available in April 2024.

EPC

EPC available upon request

CONNECTIVITY

Chancery Lane - 0.3 Miles
Holborn - 0.3 Miles
Russell Square - 0.6 Miles
Farringdon - 0.7 Miles
Tottenham Court Road - 0.8 Miles

ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (PSF)	Estimated Rates (PSF)	Estimated Service Charge (PSF)	Total (PSF)	Total Per Month Inclusive	Total Per Annum Inclusive	Availability
Ground South	1,288	120	49.50	22.05	15.25	86.80	9,317	111,798	April 2024
Ground North	1,259	117	49.50	22.05	15.25	86.80	9,107	109,281	April 2024
Total	2,547	237	49.50	22.05	15.25	86.80	18,423	221,078	
1st	2,815	262	49.50	22.05	15.25	86.80	20,362	244,312	Under Offer
3rd	2,745	255	55.00	22.38	15.21	92.59	21,180	254,160	March 2024

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority

The ground floor can be split into 2 units offering 1,288 sq ft (Ground Floor South) and 1,259 sq ft (Ground Floor North) or together to offer a combined 2,547 sq ft



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