

**metruís**

# **26-28 BEDFORD ROW**

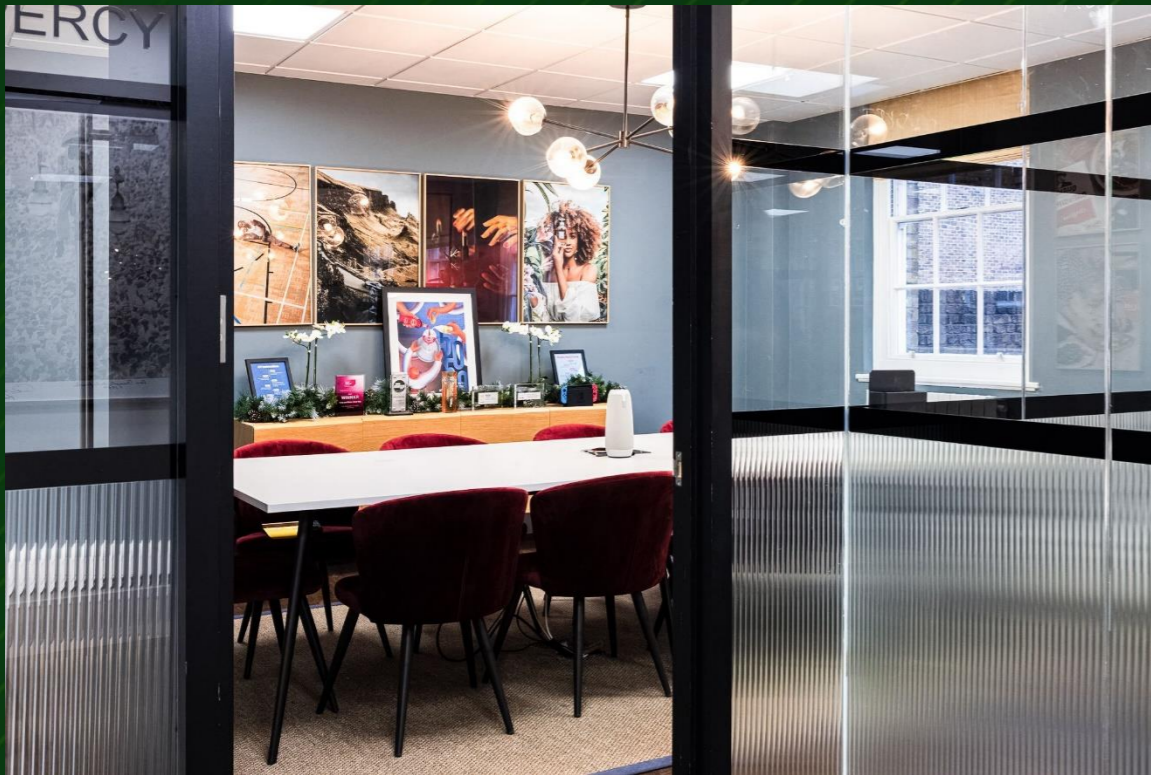
**MIDTOWN**

**MODERN PARTIALLY FITTED WORKSPACE TO LET**

metru's



26-28 BEDFORD ROW LONDON WC1





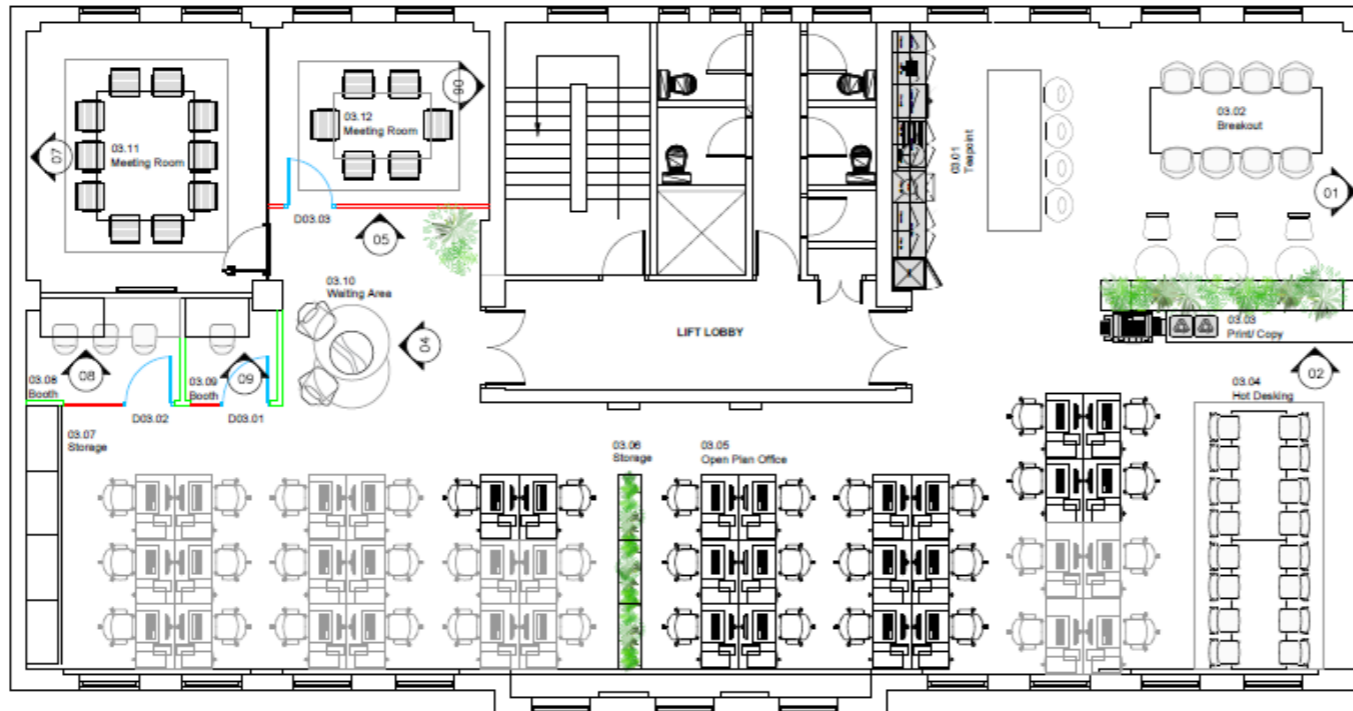
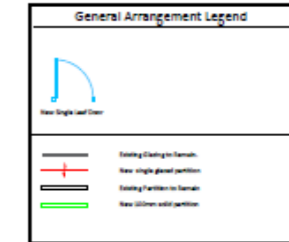
All dimensions to be verified on site before work commences. All design work and drawings are for indicative purposes only.

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.

All design work in this drawing is Copyright © 2019 Action Workspace. All rights reserved. Any unauthorised copying, lending or distribution will constitute an infringement of copyright.



P1	For Client Sign off	13.06.19
Rev	Details	Date

**Headcount**  
38 open plan desks  
38no TOTAL

Project  
26 - 28 Bedford Row  
Bloomsbury  
London  
WC1R 4LP

**General Arrangement Plan**  
Level 03

Scale: 1:100@ A3 Date: 13.09.19

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

Issue: FOR INFORMATION Drawn by: KK

© Action Workspace 2019

### **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 and ground floors. The 3rd floor space is fitted with a 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

Available for immediate occupation

## 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
Ground South	1,288	120	49.50	22.05	15.25	86.80	9,317	111,798
Ground North	1,259	117	49.50	22.05	15.25	86.80	9,107	109,281
<b>Total</b>	<b>2,547</b>	<b>237</b>	<b>49.50</b>	<b>22.05</b>	<b>15.25</b>	<b>86.80</b>	<b>18,423</b>	<b>221,078</b>
3rd	2,745	255	55.00	22.38	15.21	92.59	21,180	254,160

- 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





## CONTACT

[www.metrus.co.uk](http://www.metrus.co.uk)

020 7079 3976

[agencygroup@metrus.co.uk](mailto:agencygroup@metrus.co.uk)

Colin Becker

020 7079 3994

[cb@metrus.co.uk](mailto:cb@metrus.co.uk)

Oliver Becker

020 7079 3974

[ob@metrus.co.uk](mailto:ob@metrus.co.uk)

Disclaimer: Metrus Limited for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are unless otherwise stated indicative only. Any intending purchasers or tenants should not rely on them as statements or representations of fact or as warranties but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Metrus Limited has any authority to make or give representation or warranty in relation to this property. All prices and rents are quotes exclusive of VAT unless otherwise stated.