

Self-Contained Building

52 Bedford Row, WC1

28,335 sq ft



- Prominent position fronting Bedford Row
- Mixture of open plan and partitioned offices
- Impressive ground floor reception
- Excellent natural light
- VRV fan-coil air-conditioning system
- Full access raised floors
- Metal tiled ceilings and recessed light fittings
- 2 passenger lifts serving all floors
- Bicycle storage and showers
- Male, Female & Disabled WCs and kitchenettes on each floor
- Furniture available on request
- EPC available on request

Location

The building occupies a prominent position facing north on the corner of Bedford Row in the heart of Holborn, equidistant between Chancery Lane Tube (Central) and Holborn (Central & Piccadilly) Tube Stations.

Accommodation

Built behind an elegant façade, the building comprises seven floors and is currently fitted out (legal layout) to provide a mixture of open plan and partitioned offices with a contemporary reception together with meeting and conference rooms on the ground and lower ground floors. The building also benefits from showers on alternate floors and a bicycle store.

Floor Areas as follows:-

Floor	Sq Ft
Fifth	3,543
Fourth	4,071
Third	4,253
Second	4,253
First	4,116
Ground	3,597
Reception	700
Lower Ground	3,802
TOTAL	28,335

Lease

By way of an assignment of the existing lease, which is inside the Landlord & Tenant Act 1954 (Part II) as amended, to expire December 2018.

Rent

The rent passing is £42.50 psf per annum exclusive of rates and VAT .

Rates

Approximately £21 per sqft rates payable. All interested parties are advised to make their own enquiries.

Viewing by appointment only through GN2

Julie Rees, Pippa Vincent or Cressida Comyn of GN2 on 0207 183 7676

Subject to Contract

