



Part Fourth Floor ♦ Approx 9,838 - 13,487 sq ft / 914 - 1,253 sq m

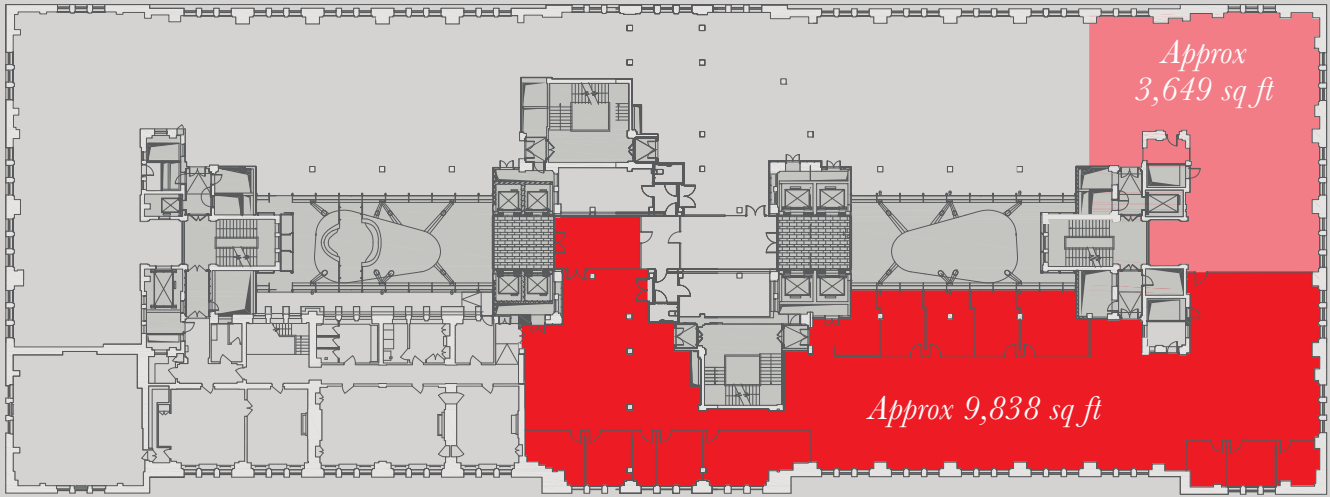
VICTORIA HOUSE

BLOOMSBURY SQUARE LONDON WC1

Grade A Office to Let ♦ Plug & Play Opportunity

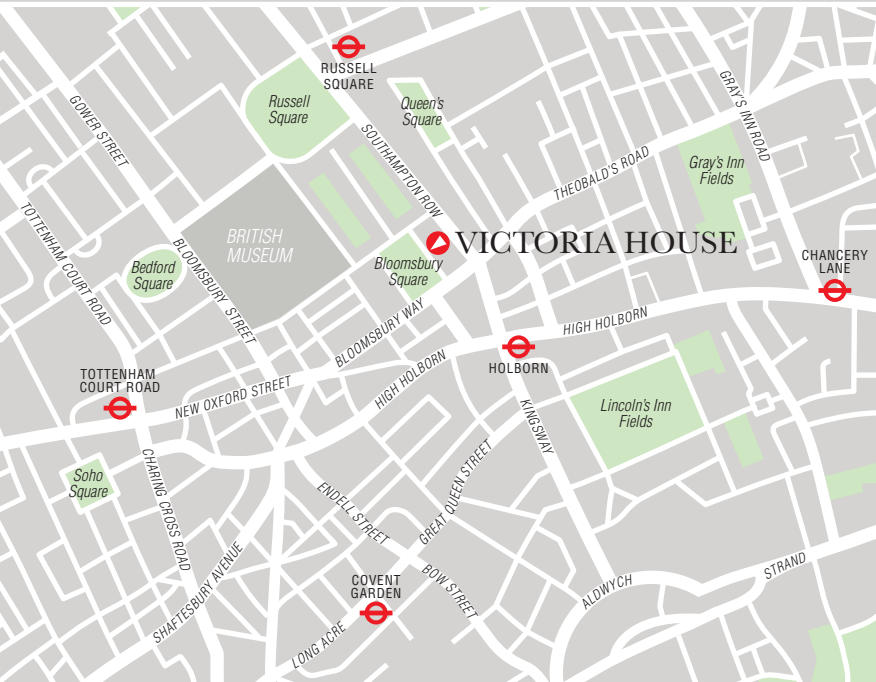
SOUTHAMPTON ROW

BLOOMSBURY PLACE



VERNON PLACE

BLOOMSBURY SQUARE Total Approx 13,487 sq ft



LOCATION

Victoria House is situated in Bloomsbury on the corner of Southampton Row and Vernon Place. The property is within a couple of minutes walk of Holborn Underground, providing access to the Central and Piccadilly lines. Numerous bus routes run along Southampton Row and High Holborn, which is a major thoroughfare between the West End and the City.

DESCRIPTION

Victoria House is an impressive Grade II Listed office building dating from the 1920s but substantially refurbished recently.

The part 4th floor is predominantly open plan, with glazed offices running down the core, and overlooking Bloomsbury Square.

AMENITIES

The demised premises forms part of the 4th floor, which has the following features:

- Good natural light
- Metal tile suspended ceiling
- 4 pipe fan coil air conditioning system
- Fully accessed raised floor
- 2.58 m floor to ceiling height
- 4 x 13 person high-speed passenger lifts
- Kitchenette
- Views over Bloomsbury Square
- Commissionaire

TERMS

A flexible sublease for a term to be agreed.

RENT

Upon application.

RATES

£13.00 (approx) per sq ft.

SERVICE CHARGE

£8.00 (approx) per sq ft.

VIEWING



Henry Peto 020 7152 5141
henry.peto@eur.cushwake.com

Michael Davis 020 7152 5509
michael.davis@eur.cushwake.com



Andrew Rosen 020 7935 1653
arosen@brahamgood.co.uk

Paul Gold 020 7935 1653
pgold@brahamgood.co.uk

www.victoriahousewcl.com

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP and Braham Good LLP, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given on the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in good working order. Interested parties are advised to carry out their own investigations as required.

Cushman & Wakefield LLP and Braham Good LLP have not tested the services or equipment within the property. The Code for Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy. Details available from www.lettingbusinesspremises.co.uk. Copies of the Code may be obtained from the Royal Institution of Chartered Surveyors: call 020 7334 3806 or visit www.commercialleasecode.co.uk.

Brochure by ftadvertising.com