

**\*PRELIMINARY DETAILS\***

**TO LET**

**SUPERB SELF-CONTAINED OFFICE BUILDING**


**44,392 SQ. FT.**

**24 BLOOMSBURY WAY, LONDON WC1A 2SN**



**Location:**

The building is located within a few minutes' walk of Holborn (Central and Piccadilly lines) and Tottenham Court Road (Central and Northern Lines) Underground Stations. The new Crossrail project is due for completion in 2022.

<b>Accommodation:</b>	<p>The building provides a mixture of open plan and private offices / boardrooms.</p> <table border="0"> <thead> <tr> <th style="text-align: left;"><b>Floor</b></th> <th style="text-align: right;"><b>Sq Ft</b></th> </tr> </thead> <tbody> <tr> <td>Lower Ground</td> <td style="text-align: right;">7,912</td> </tr> <tr> <td>Ground Floor</td> <td style="text-align: right;">7,620</td> </tr> <tr> <td>First Floor</td> <td style="text-align: right;">8,396</td> </tr> <tr> <td>Second Floor</td> <td style="text-align: right;">8,192</td> </tr> <tr> <td>Third Floor</td> <td style="text-align: right;">7,740</td> </tr> <tr> <td>Fourth Floor</td> <td style="text-align: right;">4,532</td> </tr> <tr> <td><b>TOTAL</b></td> <td style="text-align: right;"><b>44,392 sq. ft.</b></td> </tr> </tbody> </table>	<b>Floor</b>	<b>Sq Ft</b>	Lower Ground	7,912	Ground Floor	7,620	First Floor	8,396	Second Floor	8,192	Third Floor	7,740	Fourth Floor	4,532	<b>TOTAL</b>	<b>44,392 sq. ft.</b>
<b>Floor</b>	<b>Sq Ft</b>																
Lower Ground	7,912																
Ground Floor	7,620																
First Floor	8,396																
Second Floor	8,192																
Third Floor	7,740																
Fourth Floor	4,532																
<b>TOTAL</b>	<b>44,392 sq. ft.</b>																
<b>Amenities:</b>	<ul style="list-style-type: none"> <li>• 2 10-person passenger lifts</li> <li>• Raised floors</li> <li>• 20 bike racks</li> <li>• Blinds throughout</li> <li>• Fully air-conditioned</li> <li>• 5 Showers</li> <li>• Excellent natural light</li> <li>• Exposed ceilings in part</li> <li>• Outdoor Ground Floor Terrace</li> </ul>																
<b>Lease:</b>	A new Full Repairing and Insuring sub-lease expiring October 2030, subject to five yearly rent reviews.																
<b>Rent:</b>	£47.50 per sq ft																
<b>Rates</b>	£25 per sq ft approx. payable.																
<b>Legal Costs:</b>	Each party is to bear their own legal costs incurred in this transaction																
<b>Viewing:</b>  	Strictly by appointment through sole agents.  <b>Mark Kleinman</b> <b>James Andrew International</b> T: 0207 224 4436 M: 07831 350 200 E: <a href="mailto:mkleinman@jamesandrew.co.uk">mkleinman@jamesandrew.co.uk</a>																

