

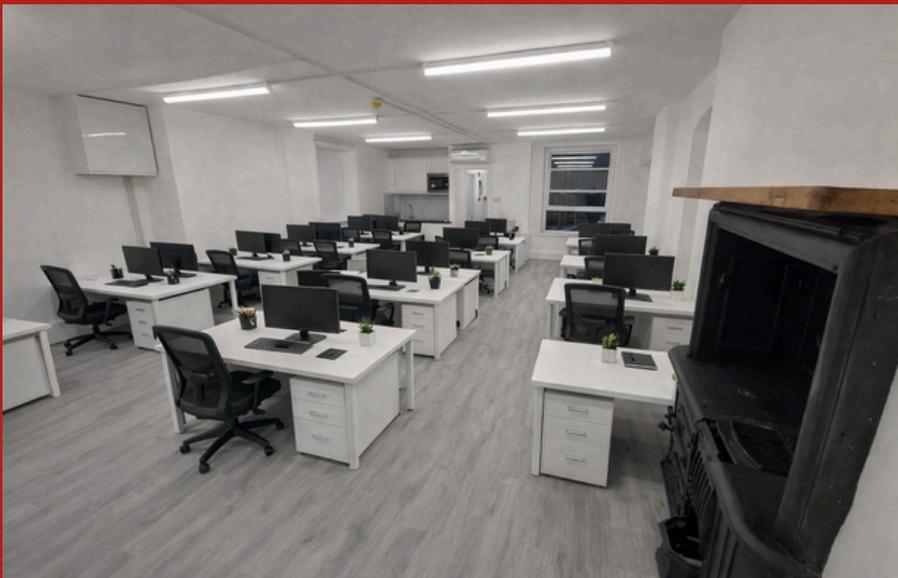
# 100 Southampton Row London WC1B 5AA

602 Sq Ft  
Lower Ground  
Use Class E - ideal for Office,  
Workshop / Studio  
Offers from £25,000 per annum  
Fully inclusive of Business Rates,  
Service Charge & Insurance  
Available on a Fully Fitted basis



**Brecker  
Grossmith**

\*\*CGI'S denoting indicative occupier layout\*\*



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Brecker Grossmith as agents for the landlord of this property give notice that these particulars do not constitute an offer or a contract or any part thereof. All statements contained in these particulars are made without representation on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars can be relied upon as representation of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the validity of each of the statements contained above. REGULATED BY RICS. SUBJECT TO CONTRACT.

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## LOCATION:

The property is situated in the heart of Bloomsbury close to the British Museum and numerous underground tube stations including Russell Square, Holborn and Tottenham Court Stations.

The area is well served by a wealth of shops, hotels and restaurants including the five-star Kimpton Fitzroy Hotel and eatery 'Swiss Butter' which has become a hot social media hit.

Within walking distance of Euston Station and University College Hospital (about 20 minutes) and Great Ormond Street Hospital (7 mins).

The unit is also surrounded by universities and residential accommodation.

## ACCOMMODATION:

No expense has been spared in fully refurbishing this property to the highest standard.

The unit benefits from:

- Rent fully inclusive of all Service Charges
- Newly installed high quality laminate flooring throughout and bright lighting
- Complimentary natural lighting too
- Authentic sash windows
- Dedicated kitchen area
- Separate WC and shower
- Efficient floor plate
- New electrics
- Newly installed air conditioning unit
- Video entry phone

## OTHER FEATURES :

Phone Line

Internet fibre

An antique/vintage fireplace from the 1900s.

Discreet private entrance

24/7 Building Access

An external courtyard that can be used as outdoor seating

Flexible terms

This unique bright Lower Ground space offers an oasis of calm in contrast to the hustle and bustle as you walk out on to Southampton Row itself.



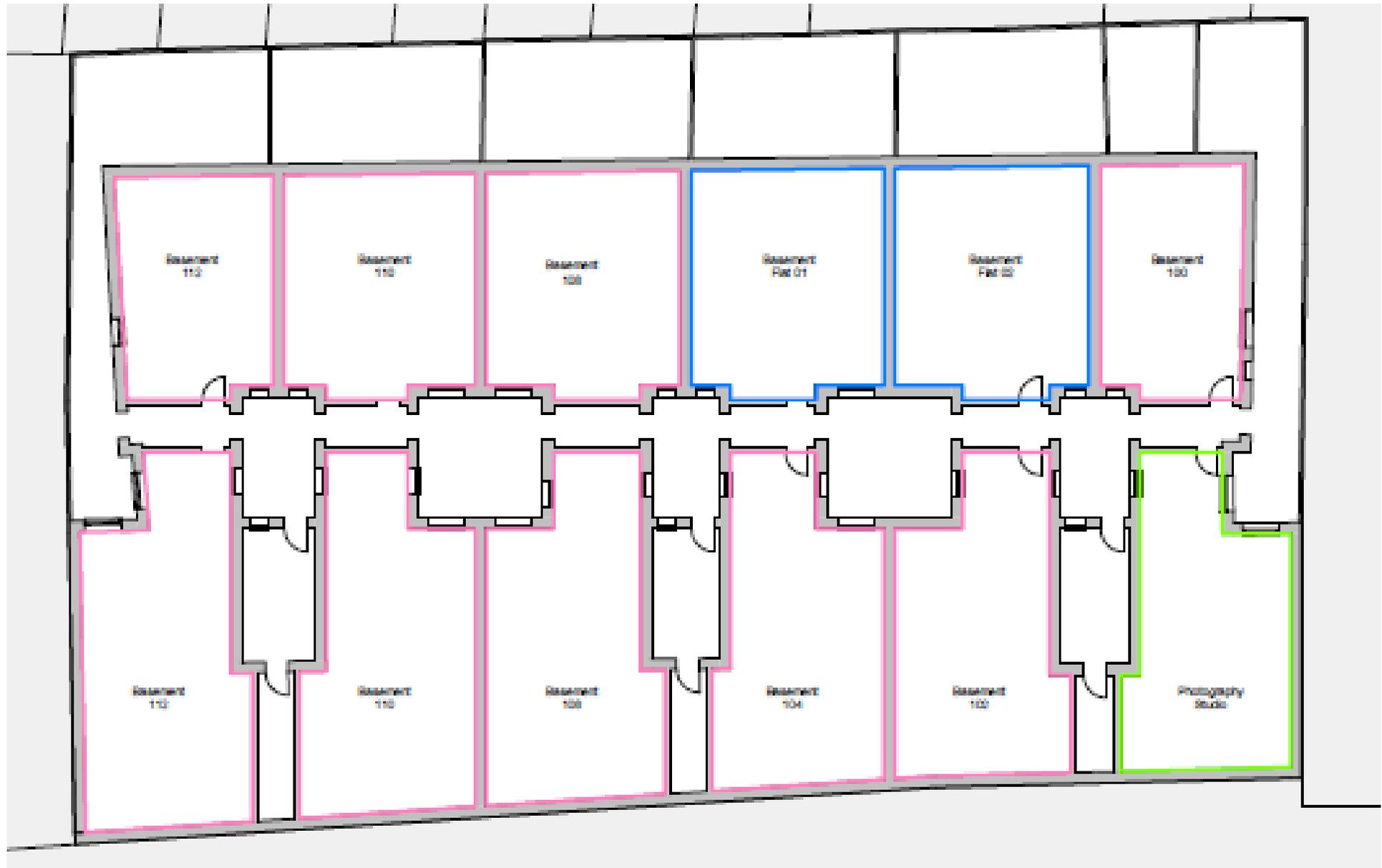
**b Brecker  
Grossmith**  
Chartered Surveyors  
Founded in 1956

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Please see the area hatched in green referred to as 'Photography studio'.



### RENT:

Offers from £25,000 per annum.

All inclusive of service charge, business rates and insurance.

### LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred.

### EPC:

