# 2-5 STEDHAM PLACE Bloomsbury









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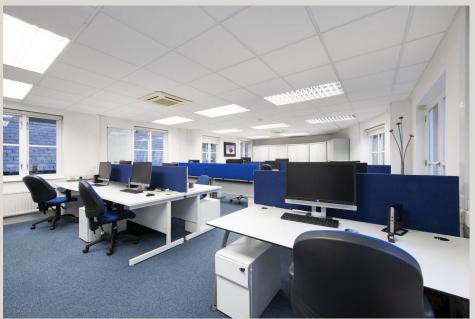
2-5 Stedham Place











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### DESCRIPTION

Within a secure gated development moments of Tottenham Court Road, Stedham Place offers a economical self-contained building which is fitted and furnished, and ready to occupy. The existing fit-out includes a number of private offices, meeting rooms and and boardroom, in addition to open plan offices, and a floor dedicated to breakout space for the staff. This fit-out can be retained, or amended, if required. The building also has the benefit of two entrances. There is also potential to take advantage of the external courtyard to utilise as parking, or create a garden for the staff as an additional amenity.

# **HIGHLIGHTS**

- Economical Self-contained Building
- Benefitting From Existing Fit-Out
- Secure Gated Development
- Potential For Courtyard Garden
- Off-Street Parking Available For Up To Four Cars
- Air-Conditioning
- Potentially Perfect For Charities Or Educational Occupiers
- Passenger Lift

# **CONNECTIVITY**

A connectivity report has been requested to confirm if the building has fibre.

### LEASE

Flexible leases available.

### USE

Class E - suitable for a variety of uses including offices, medical and educational, to name a few.

### **COSTINGS**

Rent - £245,000 per annum exclusive Rates Payable - £75,264 per annum. S/C - TBC

## WHEN CAN YOU MOVE IN?

immediately, subject to contract.

### FITTED & FURNISHED

A tenant can take advantage of the existing fit-out and furniture.

### VAT

This building is elected for VAT.

### DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

### **COMMUTE**

Tottenham Court Road - 4 mins Holborn - 7 mins Covent Garden - 9 mins Russell Square - 13 mins

### **FOODIE HOTSPOTS**

- Bloomsbury Street Kitchen Vapiano
- Arcade Food Hall Pizza Union

# LIQUID LUNCH

- Flight Club Bloomsbury Tavern
- Museum Tavern Flying Horse

### A STRETCH AWAY

- 1Rebel YMCA Club
- Fitness Lab Gymbox

### **PARKING**

Off-street parking available for up to four cars APCOA Car Park - 3 mins

### **VIEWING**

We believe a property is best seen in personcontact us for a viewing, so we can walk you through how great this space is.

LDG (0207 580 1010) or our joint agents Relm4 for viewings.

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Demise	sq ft_
Lower Ground	1,151
Ground	966
1st	1,058
2nd	1,058
3rd	714
Total	4,947





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