

2-5 STEDHAM PLACE

Bloomsbury



LDG



2-5 Stedham Place







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 person - contact 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.



Schedule of Accommodation

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

Ready to talk?



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