

Farebrother

4-5 Long Yard, London,  
WC1N 3LU

**OFFICE TO RENT**  
**5,877 SQ FT**

farebrother.com  
020 7405 4545



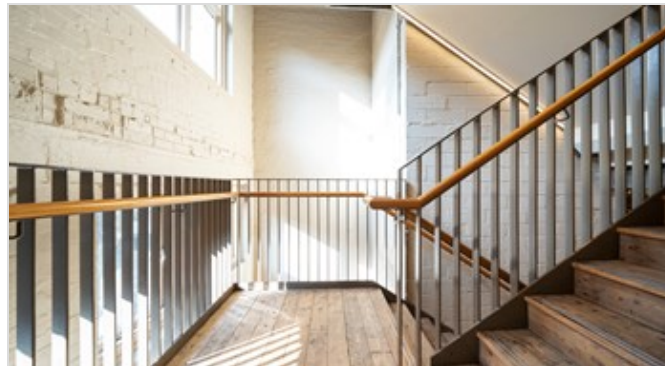
EXPERIENCED TRUSTED REAL ESTATE ADVISORS

## DESCRIPTION

**5,877 sq ft self contained, warehouse-style building in the heart of Bloomsbury**

Farebrother are delighted to be marketing 4-5 Long Yard.

4-5 Long Yard is a self-contained building providing 5,877 sq ft over the basement to 2nd floors and has been designed to offer large warehouse-style open office floors that benefit from excellent natural light.







## ACCOMMODATION

| FLOOR              | AREA (SQ FT) | AVAILABILITY | DESK SUITABILITY NO |
|--------------------|--------------|--------------|---------------------|
| Lower Ground       | 1,432        | Available    | 13 - 22             |
| Ground             | 1,776        | Available    | 16 - 27             |
| First              | 1,808        | Available    | 16 - 27             |
| Second (Mezzanine) | 861          | Available    | 7 - 13              |
| Total              | 5,877        |              |                     |

## AMENITIES

Self-contained building

Large boardroom

Large Kitchen/Breakout space

WC's on each floor

Solid wood flooring

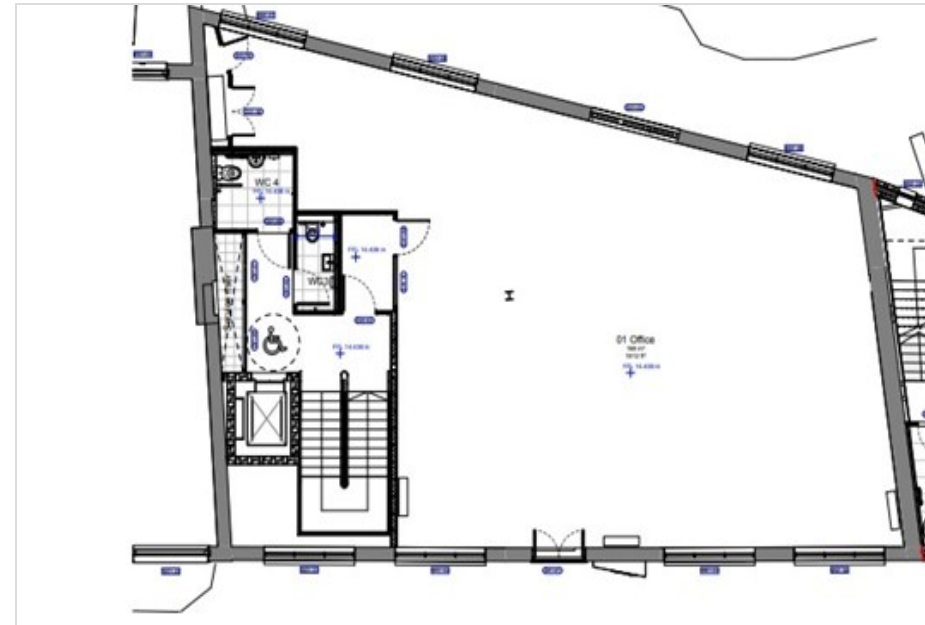
Warehouse with wonderful features

Multiple meeting rooms

Kitchenette/tea point on each floor

Passenger lift

Shower facilities



## FURTHER INFORMATION

### Rent

£320,000 per annum

### Service Charge

N/A

### Rates

£18.46 per sq ft

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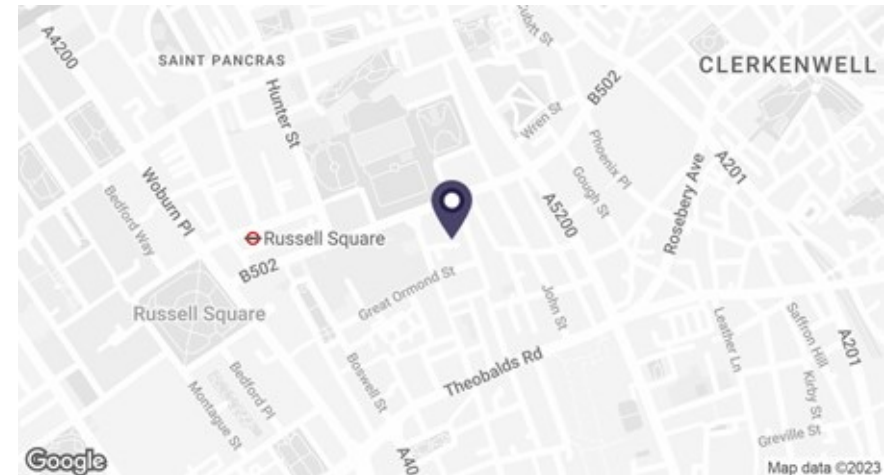
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## LOCATION

4-5 Long yard sits in a quiet mews off the eastern side of Lambs Conduit Street in Bloomsbury.

The building enjoys good public transport links with Holborn (Central and Piccadilly lines), Chancery Lane (Central line) and Russell Square (Piccadilly line) all within a 5-10 minute walk.

For more information or to arrange a viewing, please contact Charlie Thompson, Milly Mitchell or Lili Devonald at Farebrother.



**Farebrother**