

RIB

ROBERT IRVING BURNS

# 15 ADELINE PLACE WC1

**TO LET**

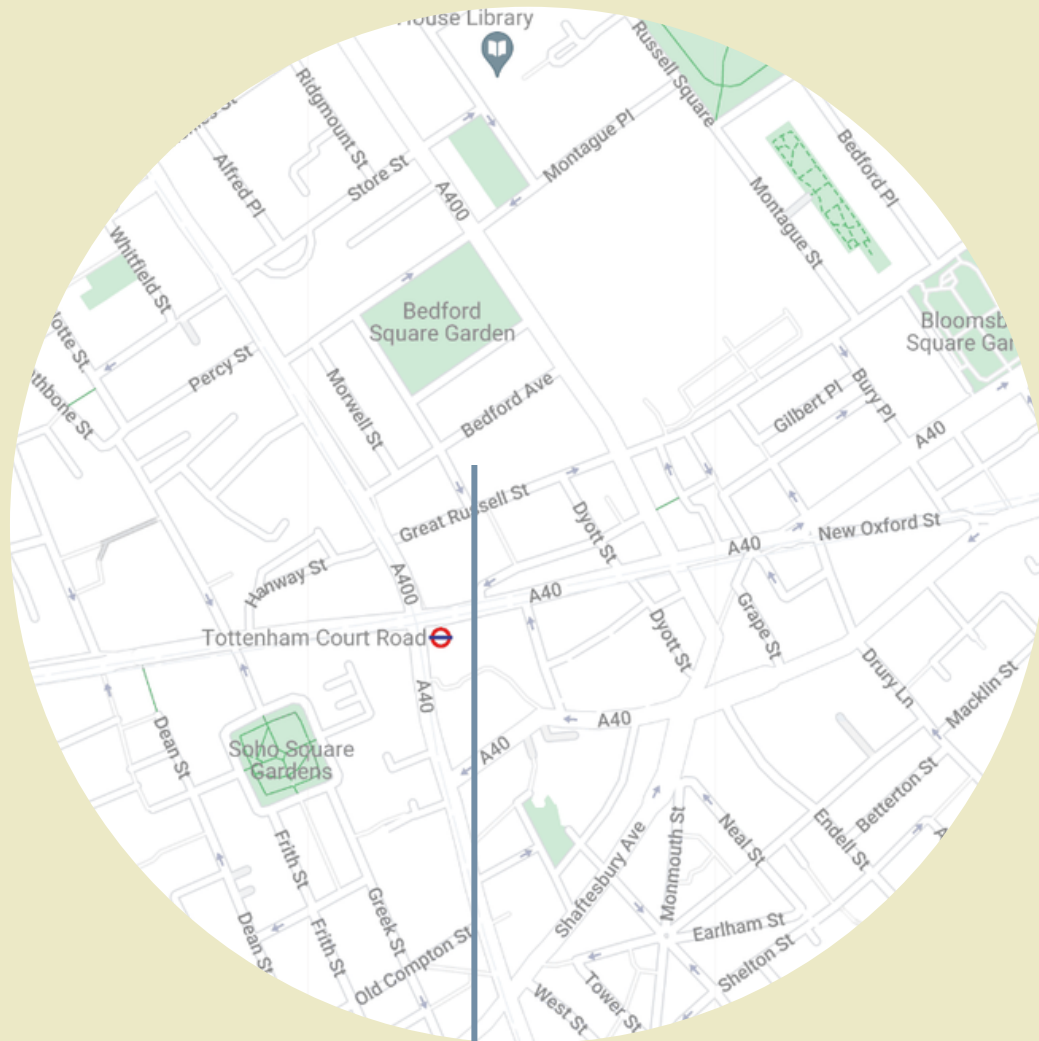
**Newly Refurbished Building (Lower Ground Floor)**

**SUITABLE FOR NEW BUSINESS CLASS E  
(OFFICES, CLINICS, LEISURE ETC.)**

# LOCATION.

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15 Adeline Place

15  
ADELINE  
PLACE WC1



British Museum



Dalloway Terrace



Bloomsbury Square

The property is located in the heart of Bloomsbury within the London Borough of Camden. Adeline Place is well positioned within the West End and is in close proximity to Soho and Fitzrovia. Bloomsbury is known for its rich history and now comprises a unique blend of residential and commercial uses with many companies relocating to the area.

The property is on the eastern side of Adeline Place close to its junction with Great Russell Street which is home to the British Museum.

The property is well served for transport links with numerous bus routes nearby and the newly refurbished Tottenham Court Road Underground Station which will open to the new Elizabeth Line (Crossrail link) in December next year. Goodge Street, Oxford Circus and Holborn Underground Stations are also within a short walking distance.

# CONNECTIONS.

## KEY:

- Circle
- Hammersmith & City
- Metropolitan Line
- Bakerloo
- Central
- Victoria Line
- Piccadilly
- Jubilee
- Overground
- Avanti West Coast
- Caledonian Sleeper
- West Midlands Trains
- TfL Rail
- Elizabeth Line
- Nothern Line
- District Line
- Gatwick Express
- Southern
- southeastern
- Thameslink

TOTTENHAM COURT ROAD ➡️ ⓪

🚶 2 min

OXFORD CIRCUS ⓪

🚶 13 min

🚆 4 min

LONDON EUSTON ➡️ ⓪

🚶 19 min

🚆 9 min

GREAT PORTLAND STREET ⓪

🚶 19 min

🚆 13 min

KING'S CROSS ➡️ ⓪

🚆 16 min

LIVERPOOL STREET ➡️ ⓪

🚆 8 min

PADDINGTON ➡️ ⓪

🚆 8 min

VICTORIA STATION ➡️ ⓪

🚆 13 min

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Lower Ground Floor



Lower Ground Floor



# DESCRIPTION.

This is an “art deco” style office building dating from the 20’s and 30’s situated on the Lower Ground Floor.

Comprehensively refurbished and presented as a self-contained office suite.

This Lower Ground office has individually controlled air conditioning and is ready for tenants to install voice and data cabling systems to their own specification within a purpose made skirting trunking. The floor has self-contained shower and WC facilities and offers modern low energy lighting throughout.

## AMENITIES

- High quality fitted kitchen unit with instant boiling water taps
- New individually controlled floor by floor Daikin Air Conditioning System
- Vinyl tiles Flooring
- New individually controlled floor by floor Video Entry System
- Private WC with a shower
- New LG7 Lighting
- Self-contained and fully refurbished open plan suite

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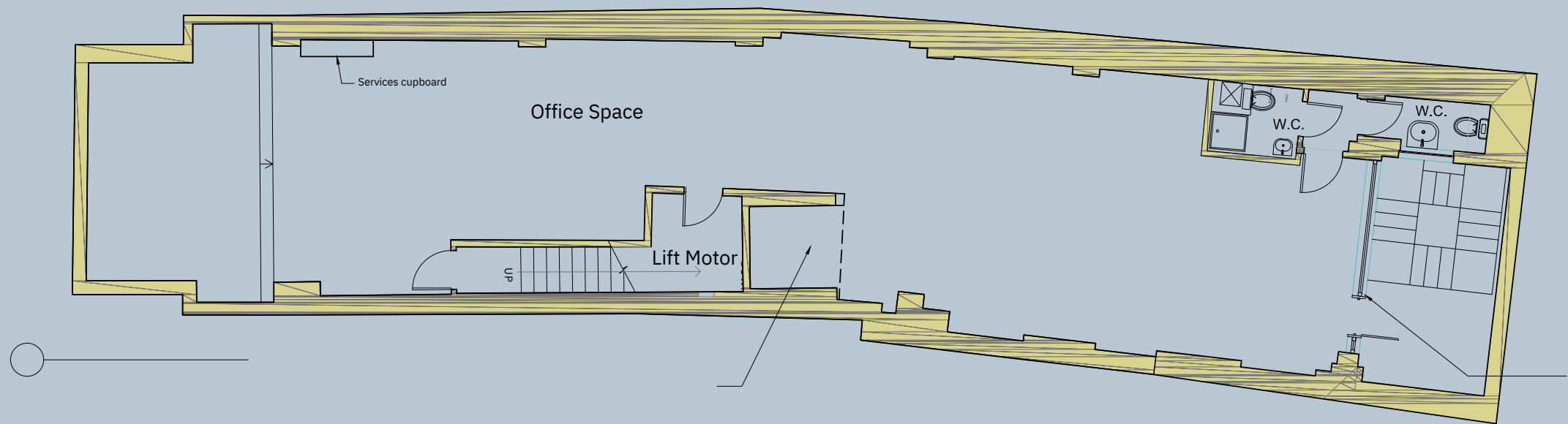
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# FLOOR PLAN.

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**LOWER GROUND FLOOR**

# FINANCIALS.

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Floor	Lower Ground Floor
ft2	1,177
m2	109.35

Floor	Lower Ground Floor
Quoting Rent (p.a.) excl.	£40,607
Service Charge	£8,924
Estimated Rates Payable (p.a.)	£11,976
Estimated Occupancy Cost excl. (p.a.)	£61,507

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## EPC

Available upon request.

## SCALE FLOOR PLANS

Available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## POSSESSION

Upon completion of legal formalities.

### **Misrepresentation Act 1967.**

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

January 2024.

## CONTACT

Viewings strictly through Robert Irving Burns

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The logo for Robert Irving Burns, consisting of the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'.

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