

# Compton

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**Bloomsbury**  
11 Gower Street  
WC1E 6HB

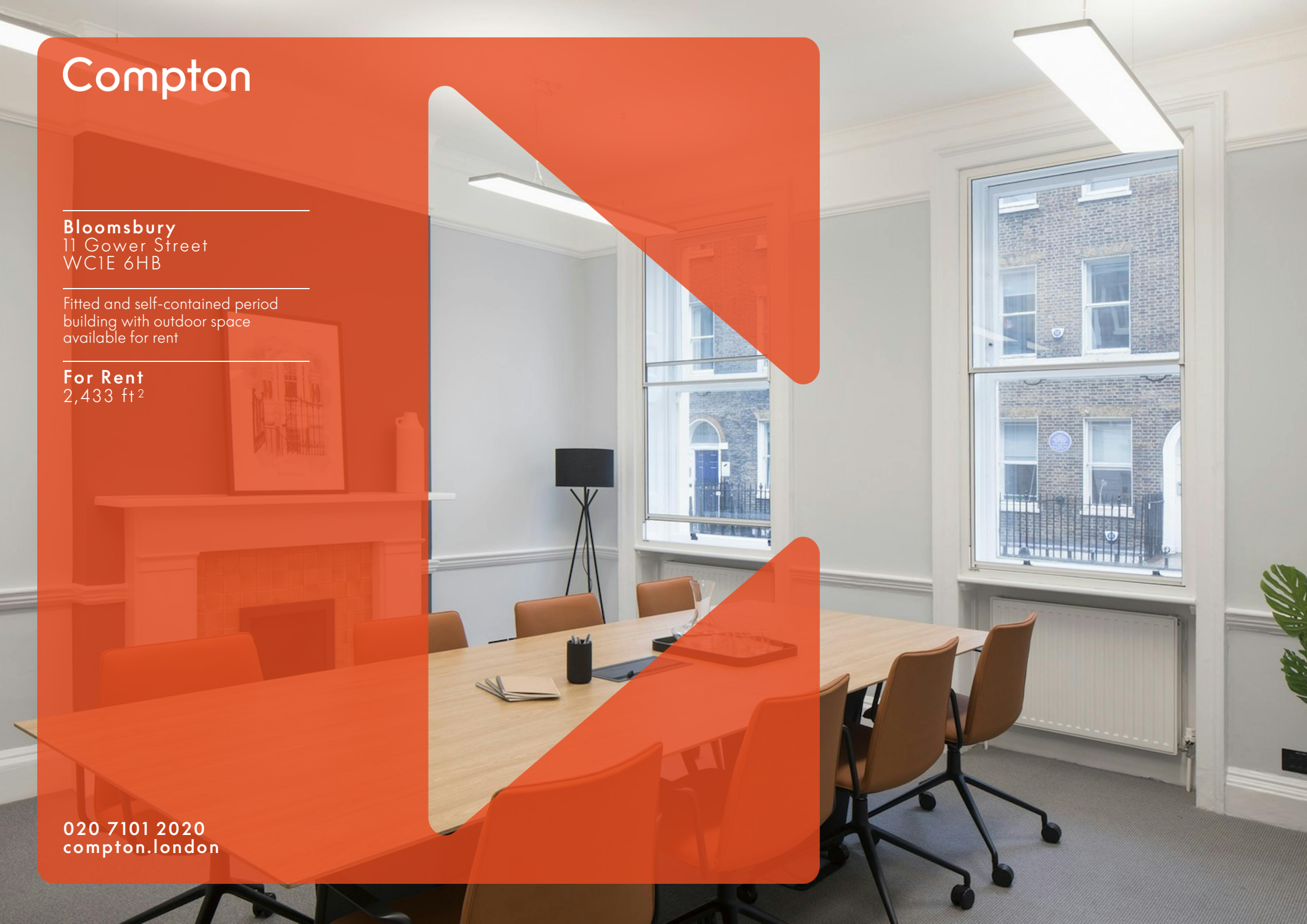
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Fitted and self-contained period  
building with outdoor space  
available for rent

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**For Rent**  
2,433 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

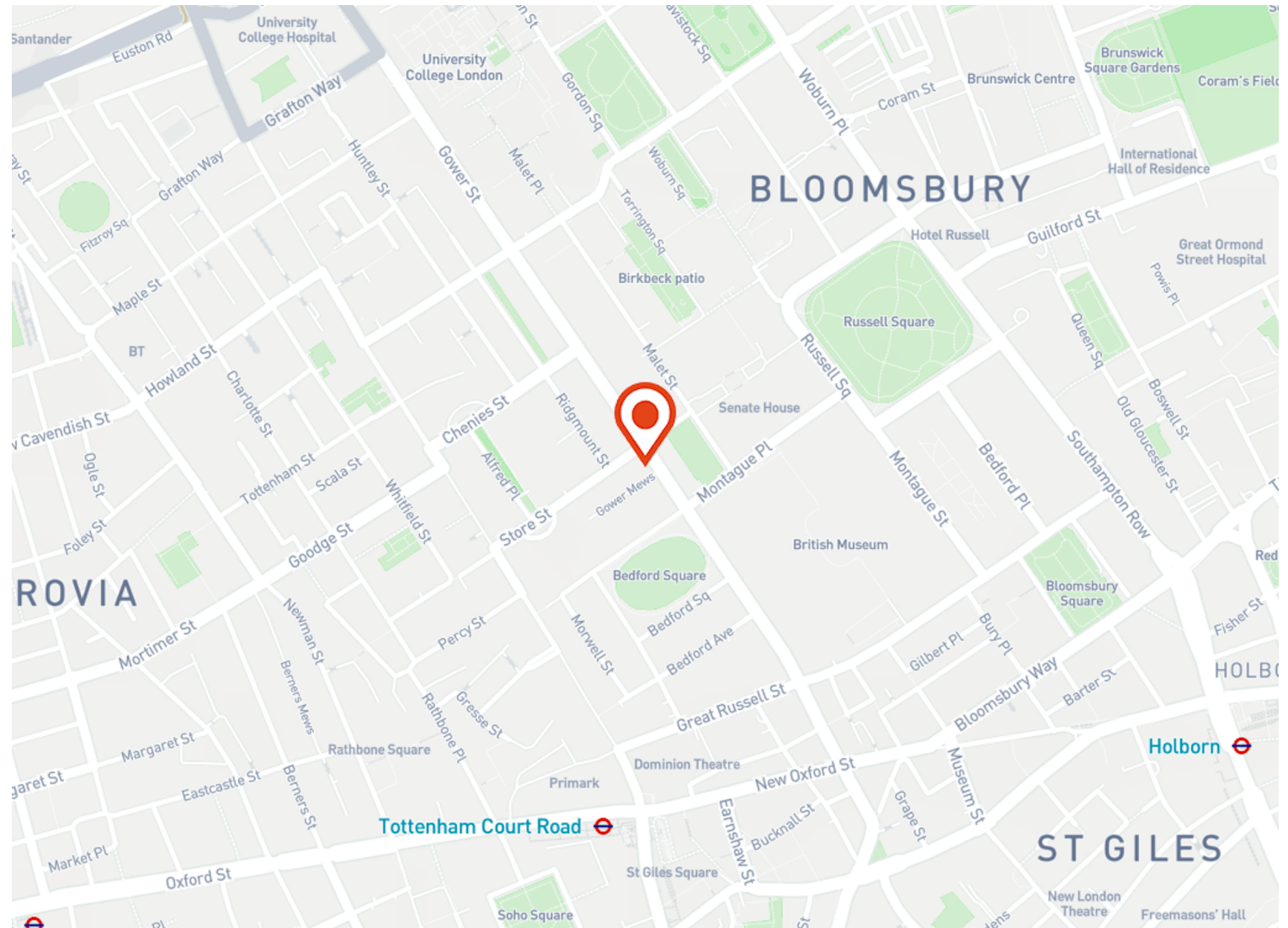


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## Location

11 Gower Street is situated in Bloomsbury, London's fashionable, cultural and intellectual heart and is surrounded by coffee shops, bars, restaurants and numerous retailers.

The property is also a short walk from several main line stations, namely; Tottenham Court Road, Russell Square, Godege Street and Holborn. The Elizabeth Line has revolutionised journey times travelling from East to West and within Central London through Tottenham Court Road.

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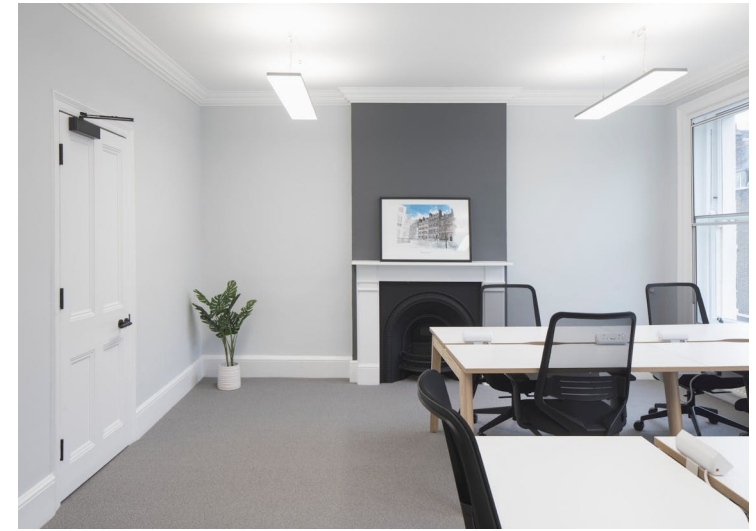
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## Amenities

- Fitted office space
- Self-contained
- Period townhouse
- LED lighting
- Comfort cooling
- Private rear courtyard

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## Description

11 Gower Street is an attractive self-contained period building with historic significance, providing approximately 2,433 sq ft of office accommodation in the heart of Bloomsbury. The space is fully furnished and flexible terms are available.

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## Content

[View on Website](#)



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## Landlord

The Bedford Estates

## Lease Term

New full repairing & insuring lease (on the Estates standard terms) available for a term by arrangement

## Possession

Available

## VAT

The property is elected for VAT

## Local Authority

The London Borough of Camden

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## Floor Areas & Outgoings

The accommodation comprises of the following:

| Name         | sq ft | sq m  | Rent          | Rates Payable | Service charge | Total month | Total year  | Availability |
|--------------|-------|-------|---------------|---------------|----------------|-------------|-------------|--------------|
| 3rd          | 470   | 43.66 | £57.50 /sq ft | £18 /sq ft    | n/a            | £2,957.08   | £35,485     | Available    |
| 2nd          | 485   | 45.06 | £57.50 /sq ft | £18 /sq ft    | n/a            | £3,051.46   | £36,617.50  | Available    |
| 1st          | 575   | 53.42 | £57.50 /sq ft | £18 /sq ft    | n/a            | £3,617.71   | £43,412.50  | Available    |
| Ground       | 494   | 45.89 | £57.50 /sq ft | £18 /sq ft    | n/a            | £3,108.08   | £37,297     | Available    |
| Lower Ground | 441   | 40.97 | £57.50 /sq ft | £18 /sq ft    | n/a            | £2,774.63   | £33,295.50  | Available    |
| Total        | 2,465 | 229   |               |               |                | £15,508.96  | £186,107.50 |              |



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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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