

RUSSELL SQUARE HOUSE

10-12 RUSSELL SQUARE, LONDON WC1



FITTED SIXTH FLOOR AIR CONDITIONED OFFICES

3,510 SQ FT (326 SQ.M) APPROX.

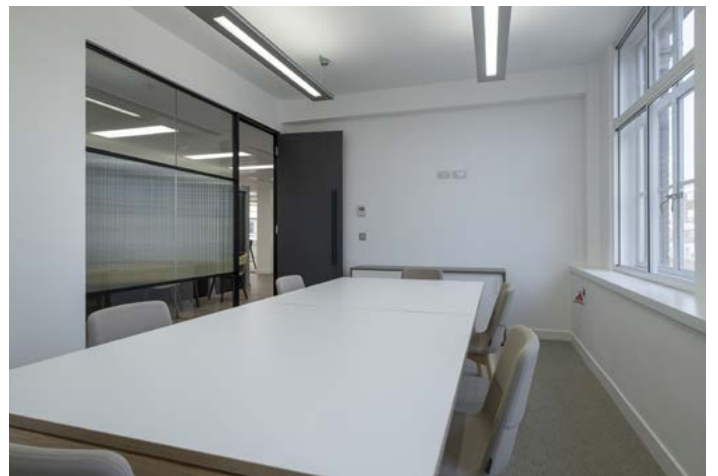


CONTEMPORARY OFFICES WITH STRIKING FEATURES

Internally Russell Square House has been the subject of a substantial refurbishment and is approached via an impressive ground floor entrance which incorporates contemporary finishes and art deco design.

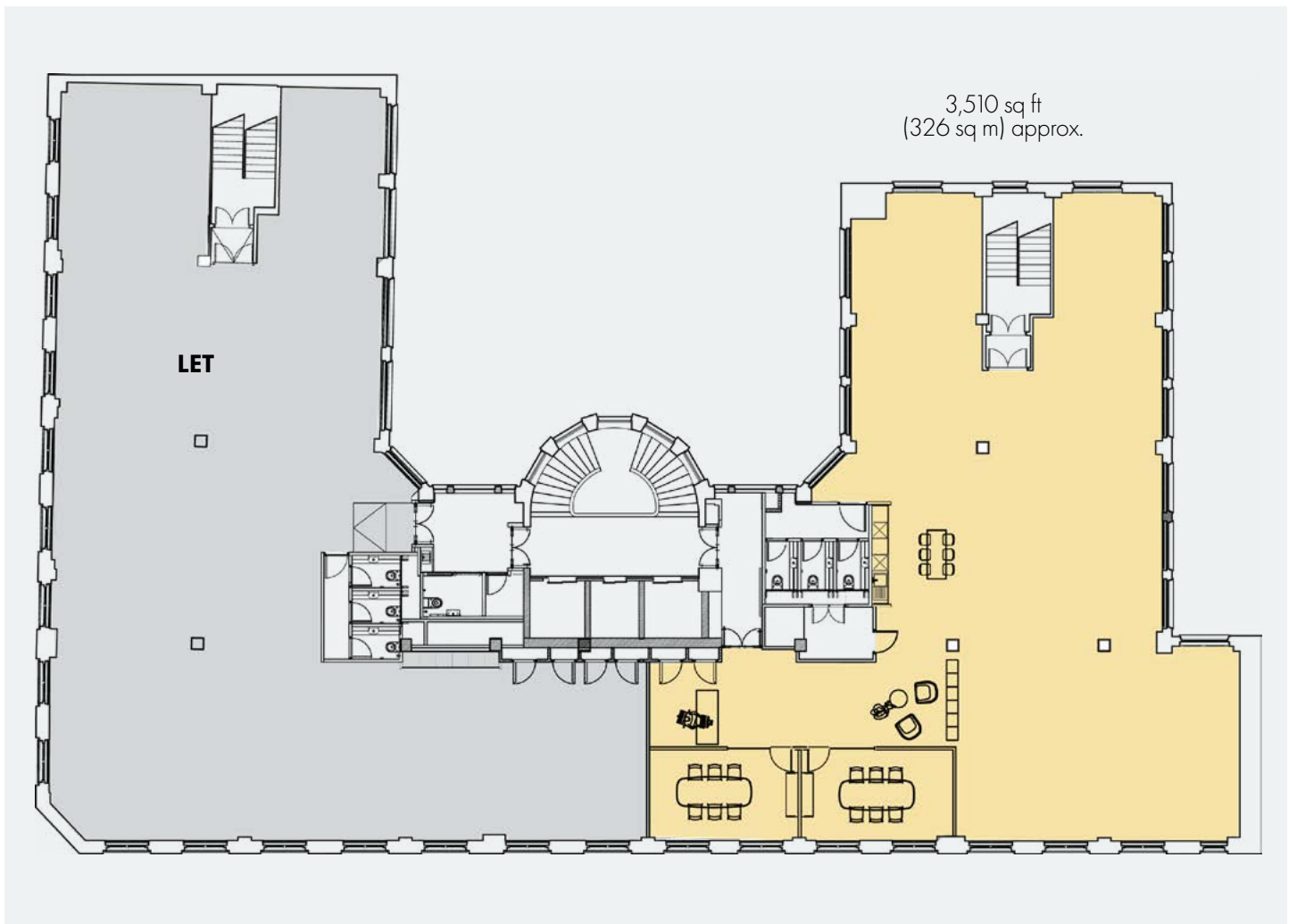
The sixth floor offices have been refurbished and fitted for immediate occupation. The offices extend to approximately 3,510 sq ft (326 sq m) approx.

N.B. Further offices are available - details on request.



REFURBISHED OFFICES TO INCLUDE:

- Air conditioning
- Raised access floor
- Part 'exposed' feature ceiling
- Fully fitted kitchen/break out areas
- Demised WCs
- Impressive manned ground floor entrance
- 24 hour access
- 3 passenger lift
- Cycle storage
- Shower facilities

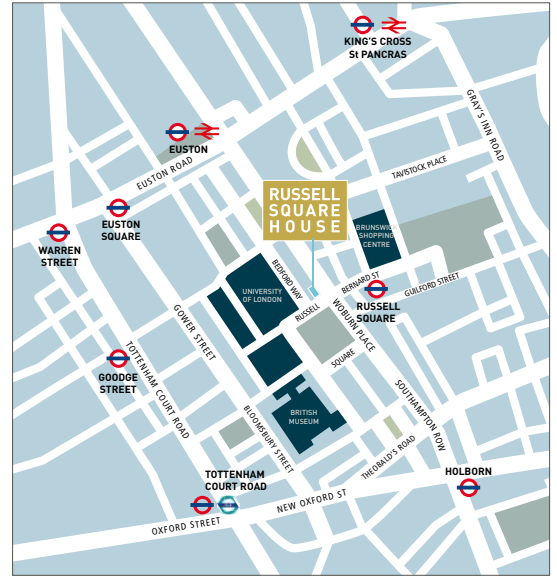


SUPERB LOCATION



Russell Square House occupies a prominent position on the north side of Russell Square at the junction with Woburn Place. The area is well served for transport and the Brunswick Shopping Centre is within a two minute walk.

Russell Square Station is a minute walk away, with with excellent network connections to the West End, City and beyond.



WALKING

1 minute



STATIONS

Russell Square



Piccadilly Line

9 minutes



Holborn



Piccadilly and Central Lines

13 minutes



Kings Cross St Pancras



Circle, Hammersmith and City, Metropolitan, Northern, Piccadilly, Victoria, National Rail and Eurostar Terminal

12 minutes



Euston



Northern, Victoria, London Overground and National Rail

10 minutes



Tottenham Court Road



Northern, Central and Elizabeth Lines

TERMS: Full rent and lease terms on request.

EPC: C 58.

VIEWING: By appointment through landlord's joint sole agents

CBRE

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Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (April 2024)