

# 3 BLOOMSBURY PLACE

LONDON, WC1A



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

The building has been extensively restored, benefiting from an abundance of natural light and original period features. This boutique period property provides ten unique and private office suites varying in size.

## LOCATION

3 Bloomsbury Place is conveniently located in the heart of Holborn, home to an array of garden squares and some of London's finest cultural riches.

## SPECIFICATION/AMENITIES

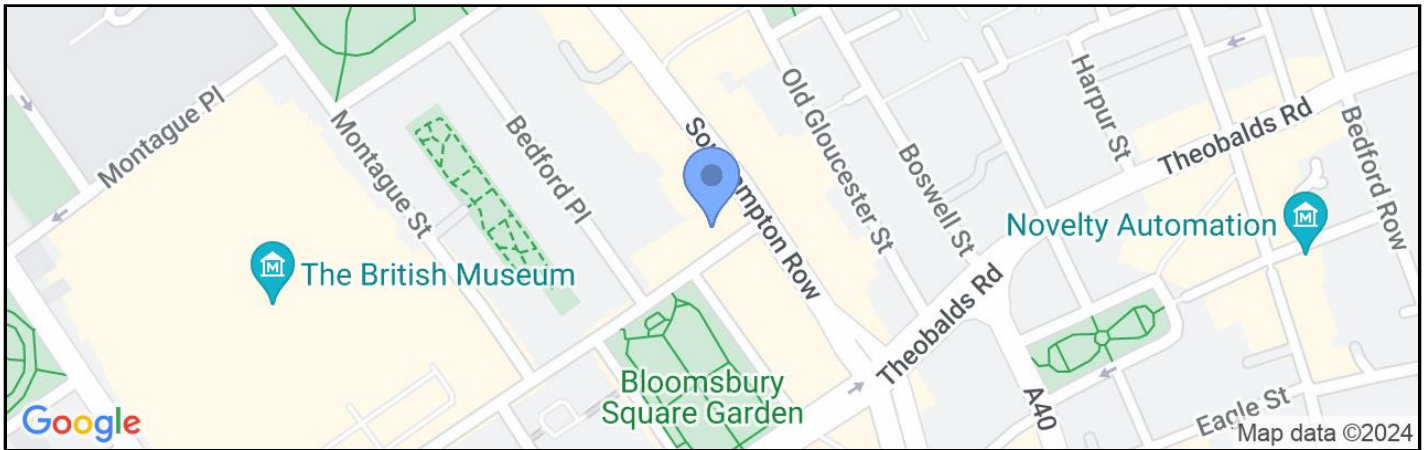
- Daily cleaning
- Dedicated private & secure connection
- 2 meeting rooms included in the price
- Grade II Listed
- Private Lounge
- Break Out Space
- Garden
- Shower facilities

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

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### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. August 2024