

26 BEDFORD SQUARE

LONDON, WC1B 3HP



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

This serviced office which comprises of two adjoining Grade 1 listed Victorian buildings boast many period features including high ceilings and original decorative cornicing. Together the buildings offer 6,636 square feet of space arranged over lower ground, ground and four upper floors with a mixture of small to large sized office suites. There is a large kitchen breakout area with wifi; perfect for informal meetings, or relaxed lunches. And there is also access to an extensive private courtyard - a real luxury in London's cramped West End. The interior design compliments the building's period features whilst creating a fresh contemporary feel. Unbranded and fully-furnished, Bedford Square offers a unique solution which can be tailored to meet each individual business need.

LOCATION

The beautiful and much sought-after Bedford Square is just north of Tottenham Court Road Station (Central, Northern and soon to be opened Crossrail lines) and provides easy access to London's underground network. Euston mainline station is within walking distance which gives fast access to other areas of the country.

SPECIFICATION/AMENITIES

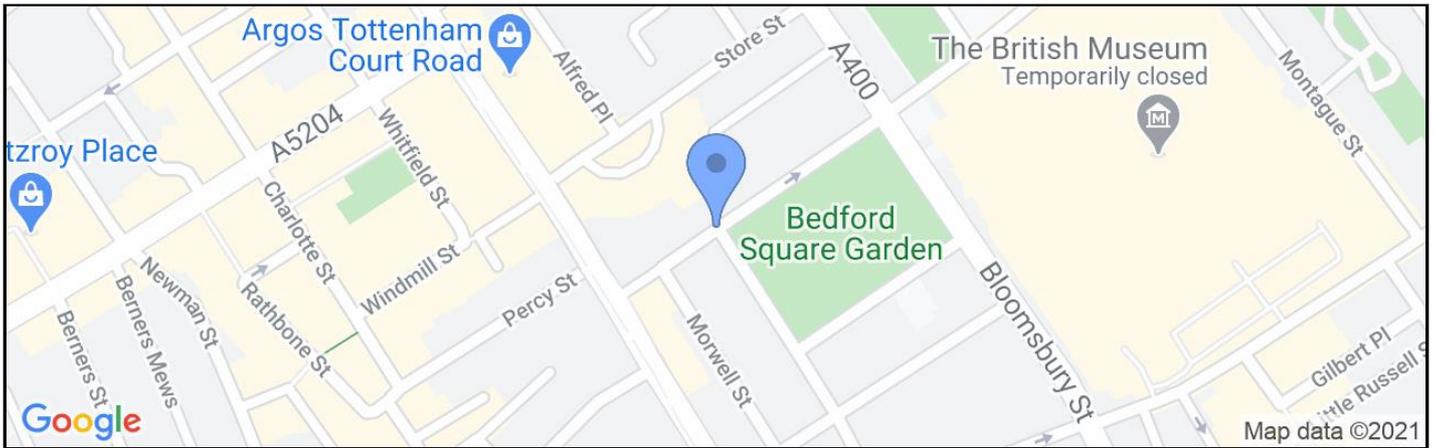
- Refurbished accommodation
- Meeting rooms available for hire
- Showers
- Period features
- Simple licence agreement

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

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. March 2021