

10-12 RUSSELL SQUARE

LONDON, WC1B 5EH



GRYPHON
PROPERTY PARTNERS

DESCRIPTION

This beautifully renovated building with grand Art Deco is situated in the Heart of Bloomsbury. It offers 7700 sq ft and is available as a whole floor which would include 130 desks, kitchen, pantry, lounge and private/executive meeting rooms. This building allows you to move into your own private, semi-customisable office space where you choose from a range of prefabricated designs ensuring maximum employee engagement and productivity. The flexible two-year minimum agreement available on this space results in a great middle-ground between a traditional lease and a serviced office agreement.

LOCATION

Located in the heart of Bloomsbury, this building has excellent connections with Russel Square tube station only a one-minute walk as well as Euston Station only a ten-minute walk away. This results in excellent access to the West End, City and to the rest of the country. As well as a multitude of restaurants and bars, Brunswick Shopping Centre is less than two-minute walk so after work drinks or a quick lunchtime visit to the shops, this location will always deliver.

SPECIFICATION/AMENITIES

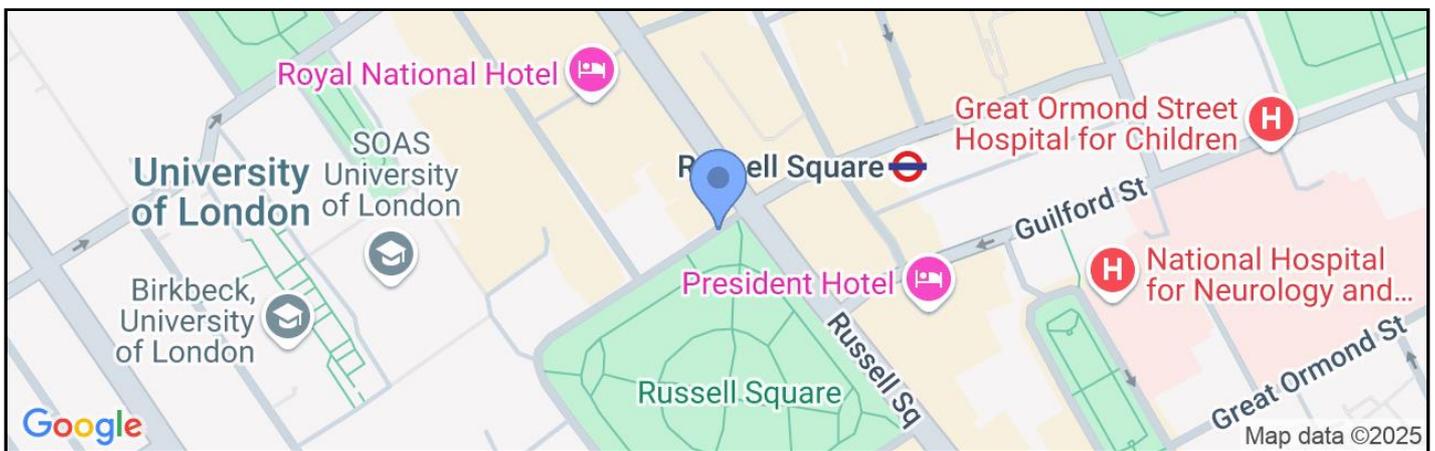
- Access 24/7
- Air-Conditioning
- Meeting room access
- Showers
- Kitchen

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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. February 2025