



## 35 Bedford Row, London, WC1

AVAILABLE FOR SALE / TO LET

LONG LEASEHOLD OPPORTUNITY WITH VACANT POSSESSION IN THE HEART  
OF MDTOWN

**NEWMARK**



# Summary

- Prime Midtown location
- Located a short walk from Holborn, Chancery Lane and Farringdon Stations
- 4,086 sq ft of office accommodation over lower ground, ground and three upper floors (Use Class E)
- Offered with full vacant possession
- Long leasehold interest with 135 years unexpired at a peppercorn rent
- Numerous asset enhancement opportunities including refurbishment or change of use (subject to obtaining the necessary consents)

## The Proposal

- Offers invited on both a for sale / to let basis, subject to contract and exclusive of VAT.

MIDTOWN

Midtown retains its position as one of the most dynamic and diverse locations in London.

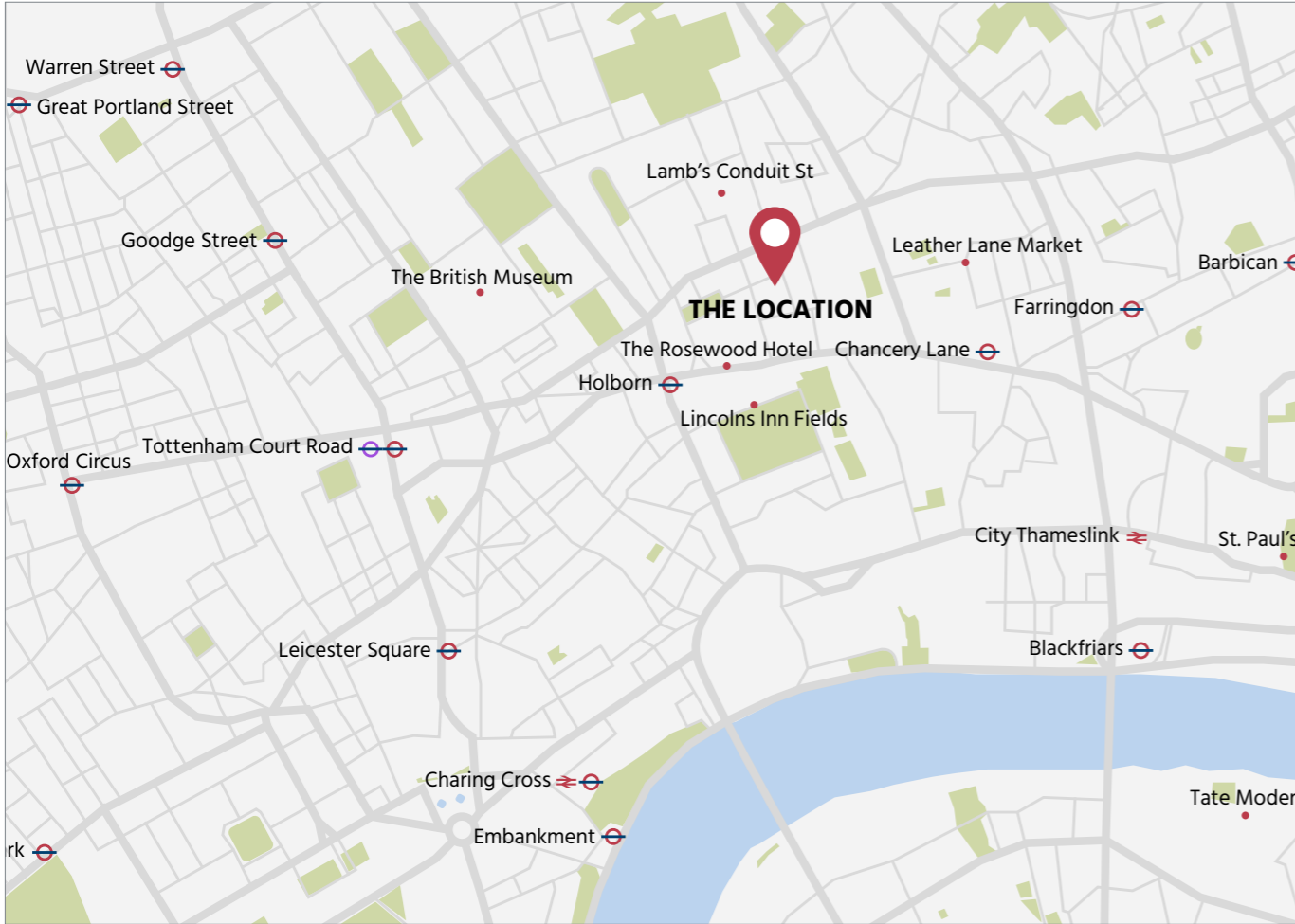
Benefiting from a strategic location between the West End and City markets, Midtown has and provides enviable transport links and accessibility for workers, residents and visitors alike.

Occupiers and visitors are attracted to the location owing to its exciting range of amenities including independent coffee shops, historic traditional pubs and upmarket restaurants and hotels. Local attractions include The British Museum, Royal Opera House, Leather Lane Market and Lincoln's Inn Fields, which provides a leafy respite to Midtown's buzz and activity.

The location is synonymous with the legal profession owing to the presence of prestigious legal institutions including Gray's Inn, The Old Bailey and the Royal Court. These have resulted in a clustering of legal occupiers including solicitors and barrister's chambers within the locality and retains its position as the sector's location of choice.

The occupier base is however increasingly diverse, encompassing tech and media to financial and professional services. These include the likes of Metro Bank, Zoom and Gilead as well as legal occupiers such as Mischon de Reya.

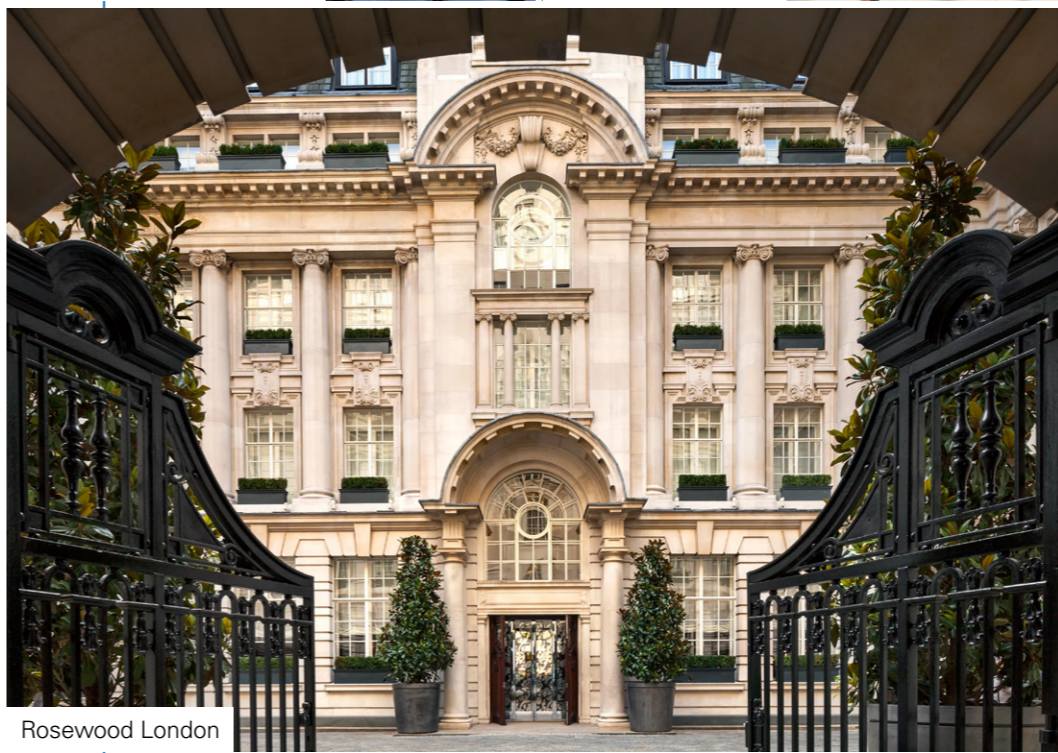
Additionally, the area is home to a number of internationally recognised educational institutions including University of London, London School of Economics, King's College London and the University of Arts, London.



Kings Cross & St Pancras



The British Museum



Rosewood London



Kings Cross & St Pancras



The British Museum



Lambs Conduit Street



Lincoln's Inn Fields

CONNECTIVITY

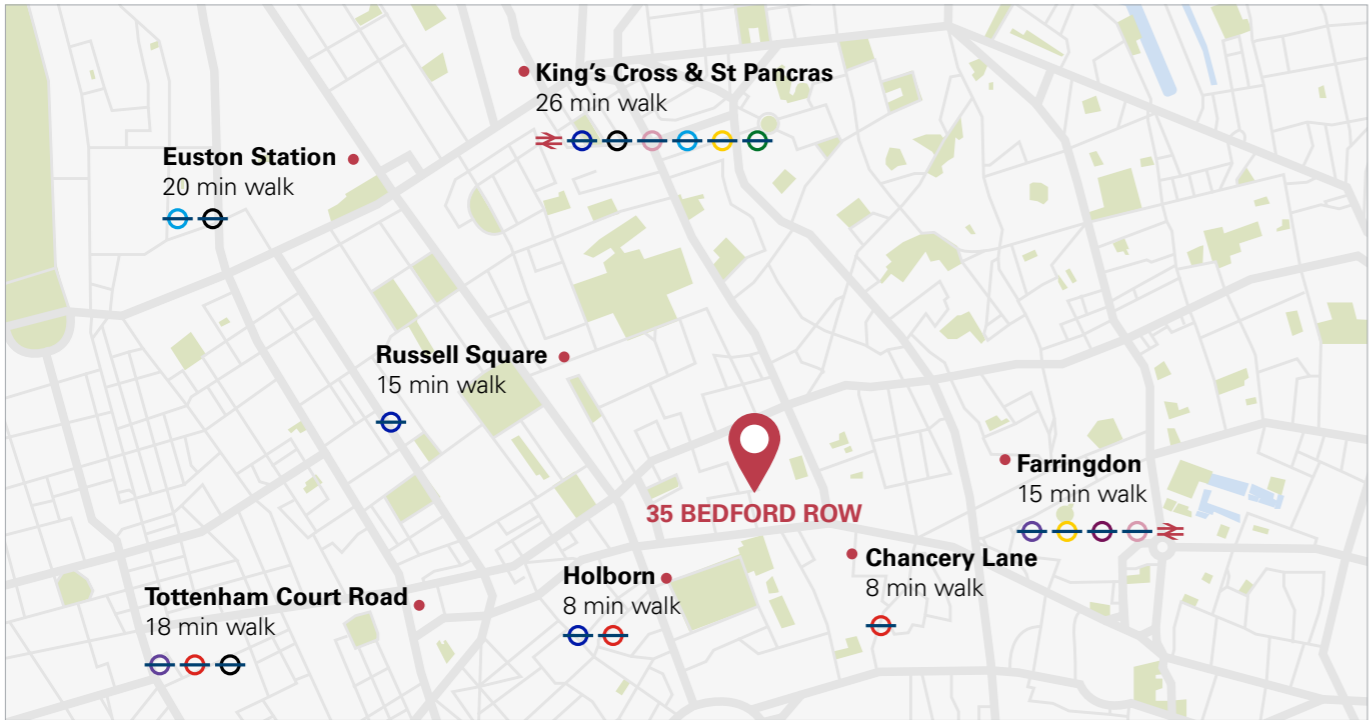
35 Bedford Row provides excellent transport links across Central London and to onward national and international destinations.

Holborn underground station is situated to the south of the property providing access to Central and Piccadilly lines. Chancery Lane (Central Line) and Russell Square (Piccadilly line) stations are also within a close walking distance.

Additionally, Farringdon station is located a short walk east of the property, providing access to the Elizabeth Line, Metropolitan, Circle and Hammersmith & City underground lines. Thameslink services also provide access to Luton and Gatwick Airports.

The property is additionally in walking distance of King's Cross and St Pancras International Stations, providing onward services to national and international destinations.

Theobald's Road to the north and High Holborn to the south provide a number of key bus routes, with connectivity south to Waterloo as well as north to King's Cross and St Pancras.



- |               |                 |               |               |                         |
|---------------|-----------------|---------------|---------------|-------------------------|
| National Rail | Piccadilly line | Circle line   | Northern line | Hammersmith & City line |
| Central line  | Elizabeth line  | Victoria line | District line | Metropolitan line       |



Eurostar at St. Pancras

DESCRIPTION

The property is situated on the western side of the prestigious Bedford Row, bounded by Theobald’s Road to the north and High Holborn to the south, two of London’s key arterial roads from east-to-west.

Located in the heart of Midtown, Bedford Row is characterised by its attractive Georgian terraces and broad tree-lined thoroughfare.

The Grade II listed property is of brick construction beneath a mansard roof and provides a total of 4,086 sq ft of office (Class E) accommodation over lower ground, ground and three upper floors. Having been built in circa 1961, the property benefited from a rear extension at ground and first floor level in 1971.

The office accommodation has been refurbished and is accessed via the main entrance fronting Bedford Row. The accommodation benefits from excellent natural light and numerous period features. The property has good floor-to-ceiling heights, in particular on the ground and first floor levels. The floor plates comprise a mixture of open plan, meeting rooms and private office space.

A fitted kitchen is installed at first floor level, whilst WC’s are available at lower ground, ground, second and third floors A shower has additionally been installed on the lower ground floor.

The office specification includes:

- Refurbished office accommodation
- Beautiful period features
- Excellent natural light
- Secure access
- Generous floor-to-ceiling heights of up to 3.60m
- Fitted kitchen facility
- WCs and shower facilities



ACCOMMODATION

The property has been independently measured by Pure Real Estate Services Limited in accordance with the RICS Code of Measuring Practice (6th edition). A copy of the full measured survey is available in the data room.

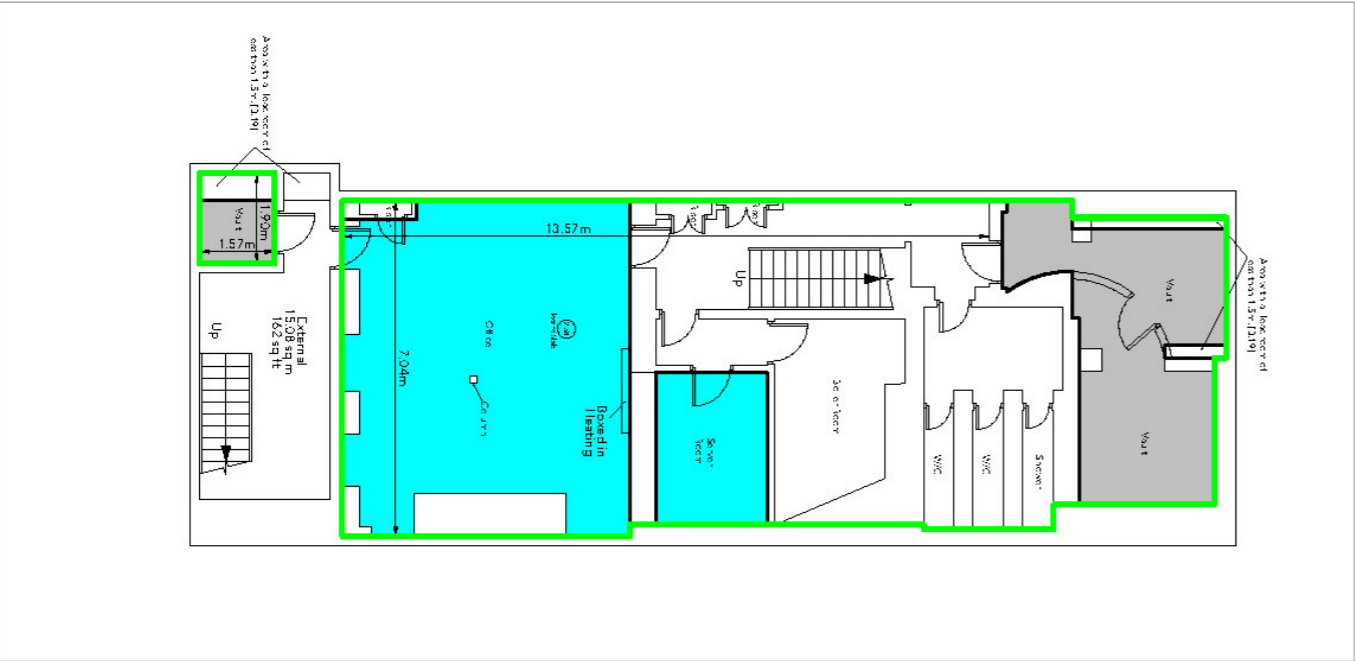
The survey report is fully assignable to the Purchaser.

FLOOR	USE	SQ FT	SQ M
Third Floor	Office	578	53.68
Second Floor	Office	723	67.17
First Floor	Office	1,070	99.45
Ground	Office	1,005	93.35
Lower Ground	Office & Vault	710	65.96
TOTAL		4,086	379.61

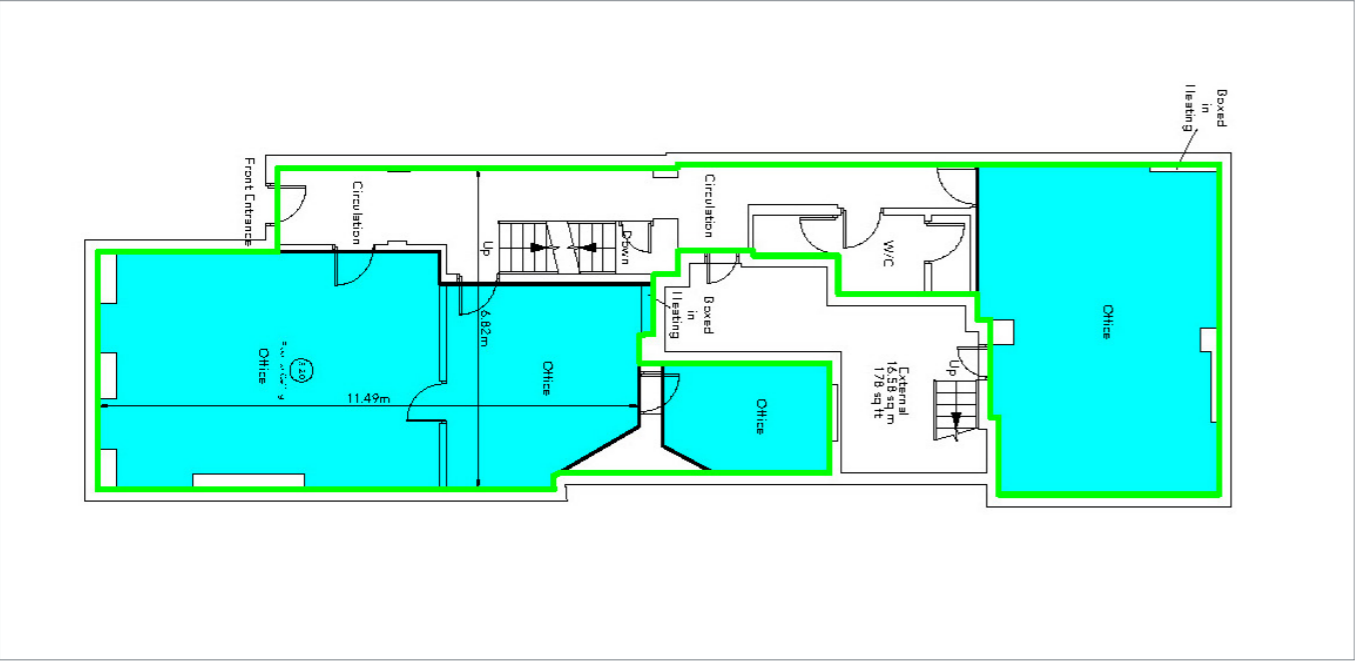


FLOORPLANS

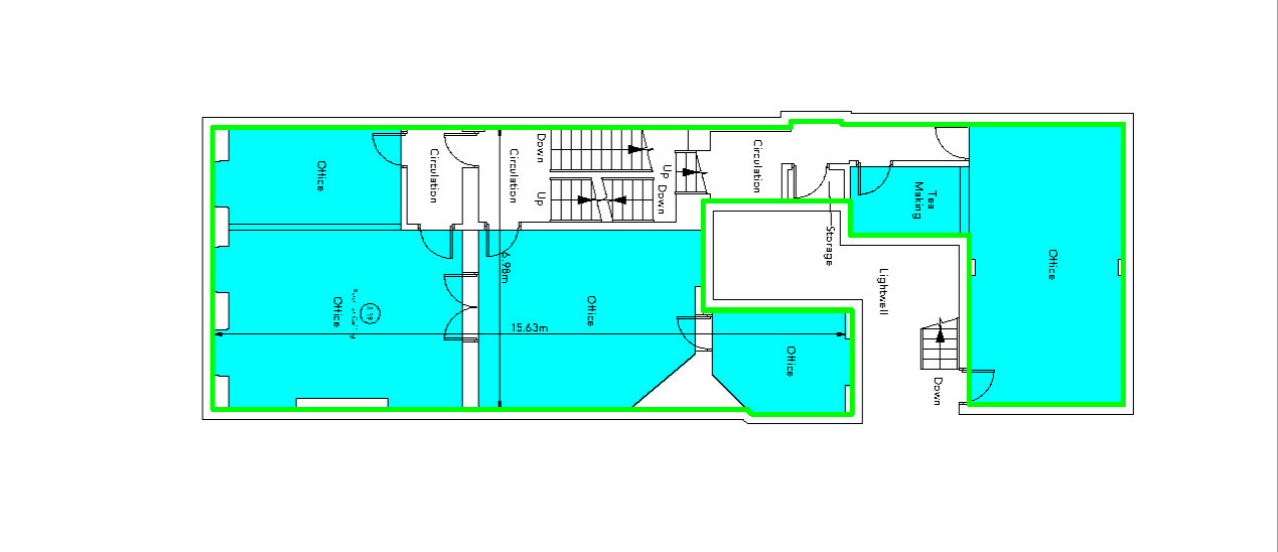
LOWER GROUND FLOOR



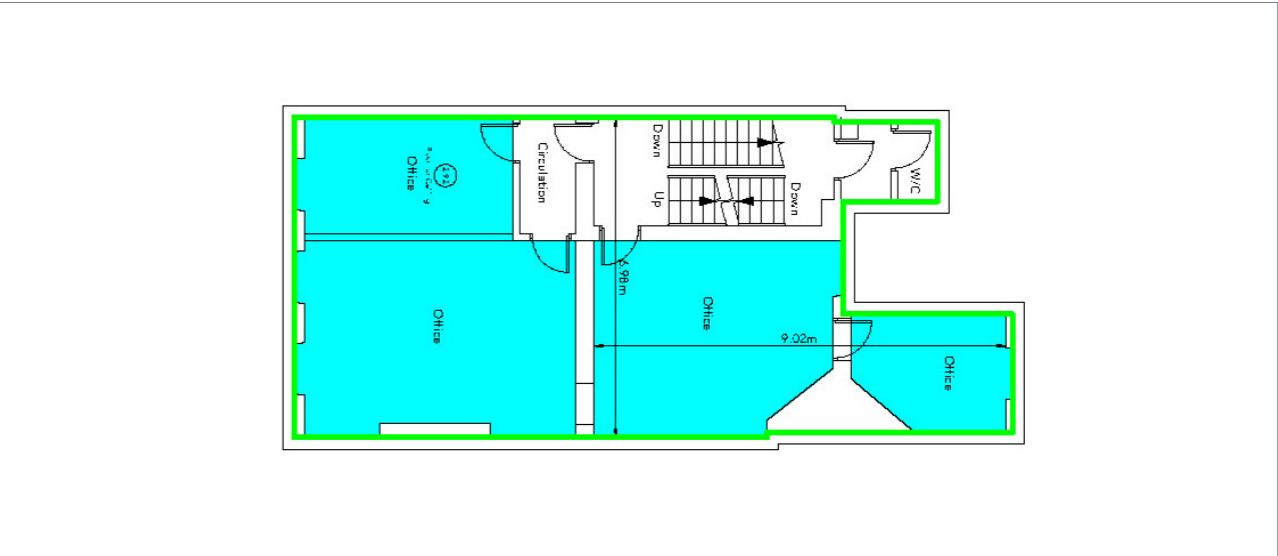
GROUND FLOOR



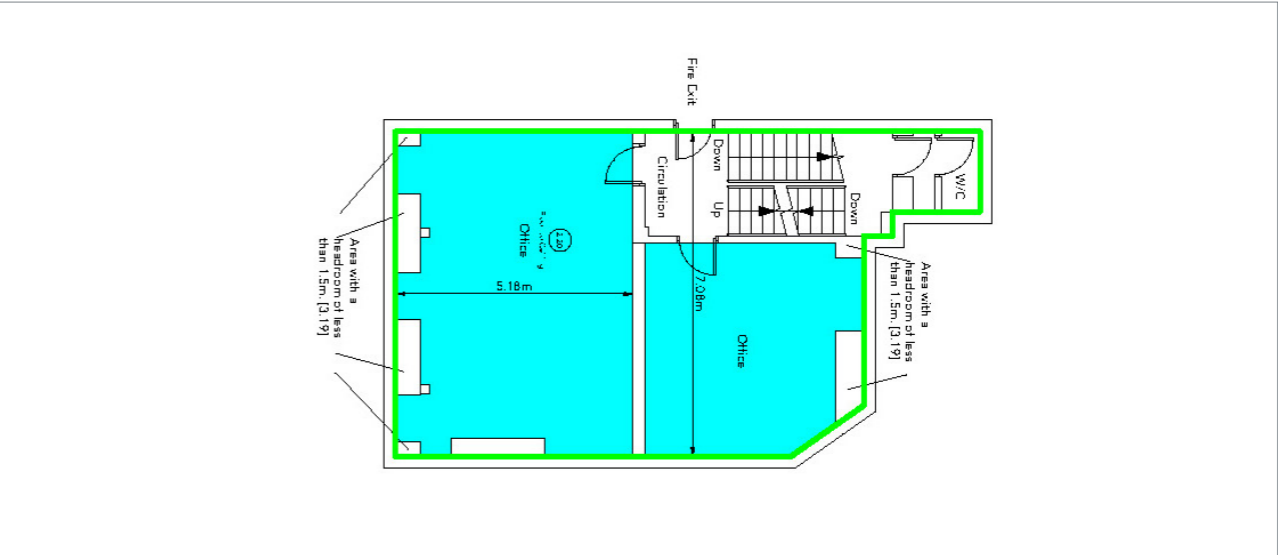
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



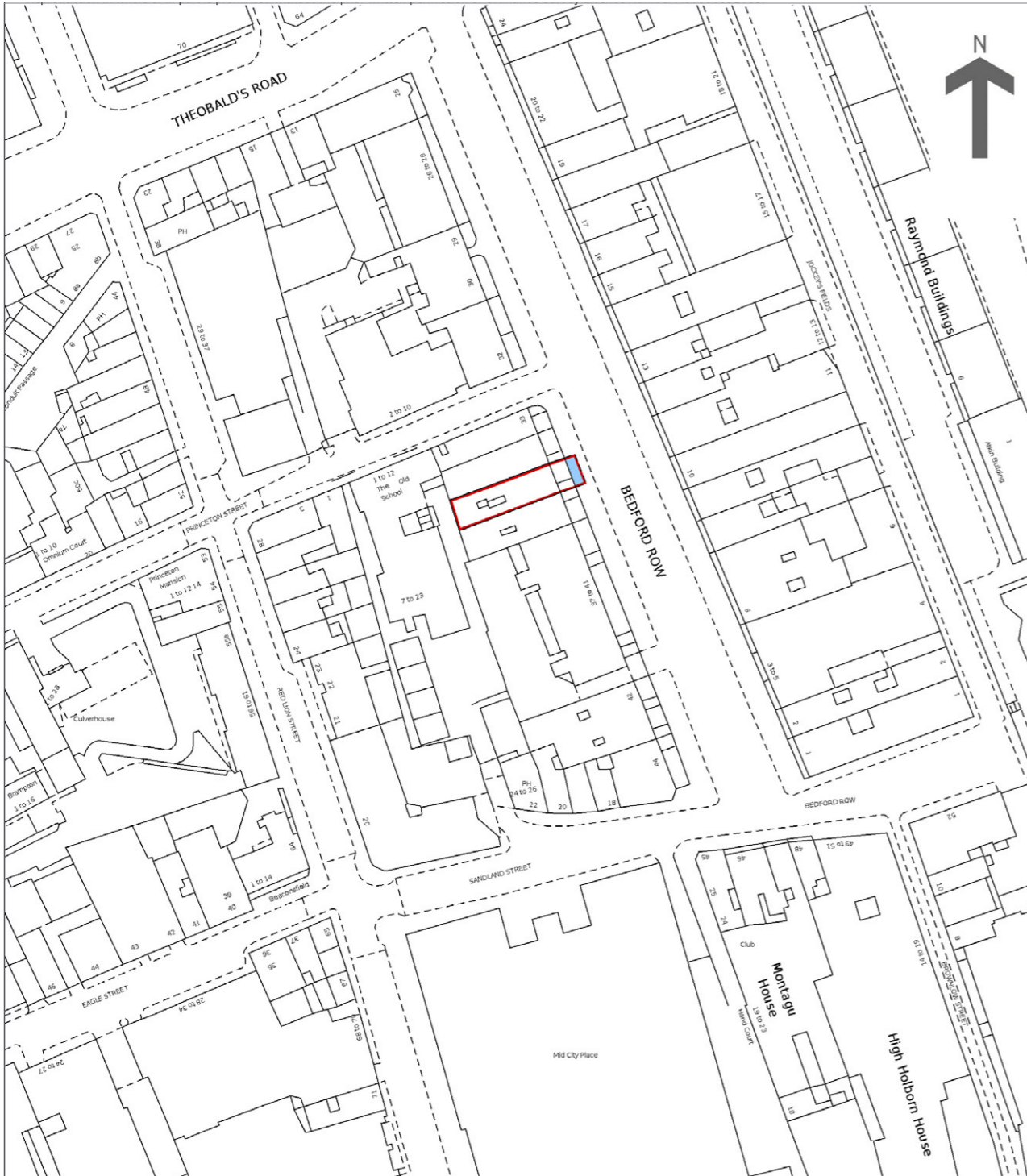
TENURE

35 Bedford Row, London, WC1 is held under long leasehold, title number NGL906353.

The long lease benefits from a term of 150 years from 26th August 2009 (c. 135 years unexpired).

The passing rent is a peppercorn.

TITLE PLAN



TENANCY

The property is to be sold with the benefit of full vacant possession.

EPC

EPC Rating of D (93).

EPC & Recommendation Report available upon request.

PLANNING CONTEXT

The site is currently designated Class E (Formally known as B1 office) use.

The property is located within the London Borough of Camden.

The building is Grade II listed and located within the Bloomsbury Conservation Area.

It is recommended interested parties should make their own planning enquiries.

VAT

The property is elected for VAT.

DATA ROOM

Further information can be downloaded in the Data Room including:

- Registered Title Documents
- Headlease Information
- EPC & Recommendation Report
- Independent Measured Survey (assignable)
- Building Condition & Structural Survey (assignable)
- Building management information

Access to the data room is password protected and can be obtained from the Vendor's agent.

ACCESS

Viewings strictly by appointment through the sole agents only.

PROPOSAL

Offers invited on both a for sale / to let basis, subject to contract and exclusive of VAT.



# Contacts

For Further information please contact:

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**NEWMARK**

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Particulars issued January 2025.