



TRADITIONAL OFFICE

BLOOMSBURY

FROM
4087 FT²

FROM
£40.00 FT²





TRADITIONAL OFFICE

41-43 RUSSELL
SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA

FROM
4087 FT²

FROM
£40.00 FT²

DESCRIPTION

A collection of three Grade II Listed Georgian townhouses that have been sensitively refurbished to suit the needs of modern

ENQUIRE NOW

Jonathan Vanstone-Walker
0207 284 9044 | 07412 632 774
jvw@tsp.co



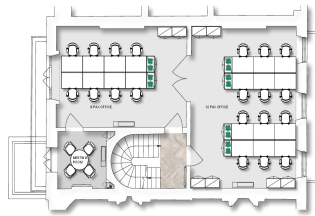


TRADITIONAL OFFICE

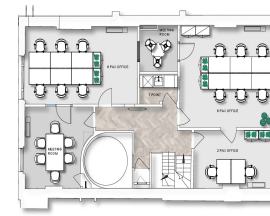
41-43 RUSSELL
SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA

FROM
4087 FT²

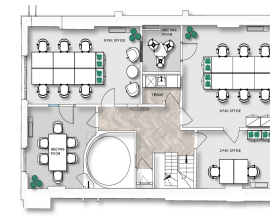
FROM
£40.00 FT²



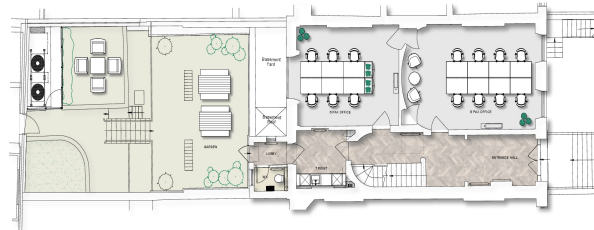
LEVEL 01



LEVEL 02



LEVEL 03



LEVEL GROUND



LEVEL BASEMENT

TEST FYI		PROJECT GENERAL INFORMATION	
Project	41-43 RUSSELL SQUARE	Client	ALL FLOORS
Site	LONDON	Area	4087 SQ. M
Phase	1-3	Year	2024
Design	THE JONES	Architect	THE JONES
Structural	THE JONES	Structural Engineer	THE JONES
MEP	THE JONES	MEP Engineer	THE JONES
Interior	THE JONES	Interior Designer	THE JONES
Landscaping	THE JONES	Landscaper	THE JONES
Other	THE JONES	Other	THE JONES

ENQUIRE NOW

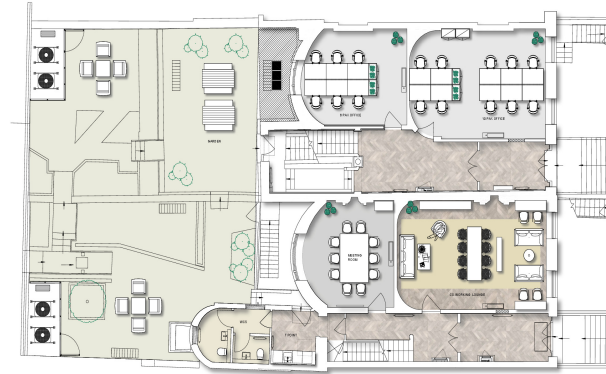
Jonathan Vanstone-Walker
0207 284 9044 | 07412 632 774
jvw@tsp.co

TRADITIONAL OFFICE

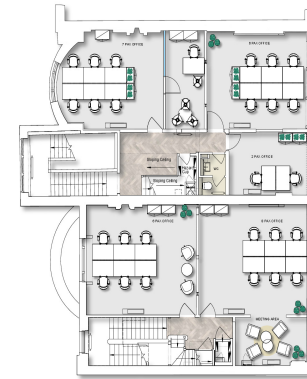
41-43 RUSSELL
SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA

FROM
4087 FT²

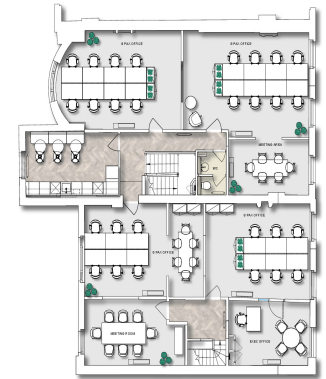
FROM
£40.00 FT²



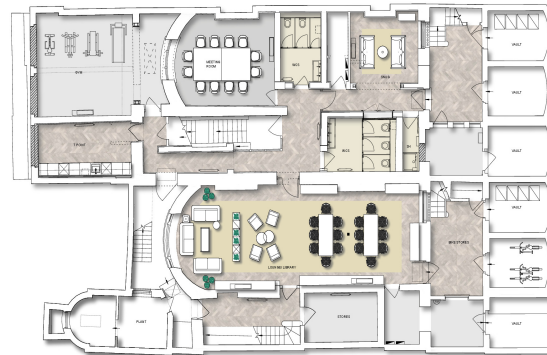
LEVEL GROUND



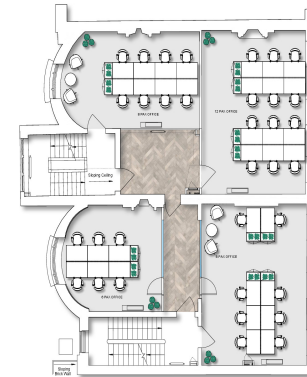
LEVEL 02



LEVEL 03



LEVEL LOWER GROUND



LEVEL 01

TEST FIT		PROPOSED GENERAL ARRANGEMENT	
Project 4210 SHEL SQUARE LOND ON		PLAN DATE 08-08-20 SCALE 1/8" = 1'-0" DRAWN BY JLM CHECKED BY JLM	
NO	DESCRIPTION	DATE	REVISION
	The Foundation 1. The foundation shall be constructed of concrete and shall be designed to support the proposed structure. The foundation shall be constructed in accordance with the provisions of the International Building Code, 2006 Edition, and the provisions of the American Institute of Steel Construction, Inc., 2005 Edition. The foundation shall be constructed in accordance with the provisions of the American Institute of Steel Construction, Inc., 2005 Edition. The foundation shall be constructed in accordance with the provisions of the American Institute of Steel Construction, Inc., 2005 Edition.		
	THE JONES		

ENQUIRE NOW

Jonathan Vanstone-Walker
0207 284 9044 | 07412 632 774
jvw@tsp.co



TRADITIONAL OFFICE

41-43 RUSSELL
SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA

FROM
4087 FT²

FROM
£40.00 FT²

ENQUIRE NOW

Jonathan Vanstone-Walker
0207 284 9044 | 07412 632 774
jvw@tsp.co

WHAT'S INCLUDED

THE BUILDING



Outdoor space



Showers



Internal Cycle Storage



Passenger Lifts

YOUR SPACE



2 Executive Offices



2 Meeting Rooms



1 Board Rooms



72 Workstations



TRADITIONAL OFFICE

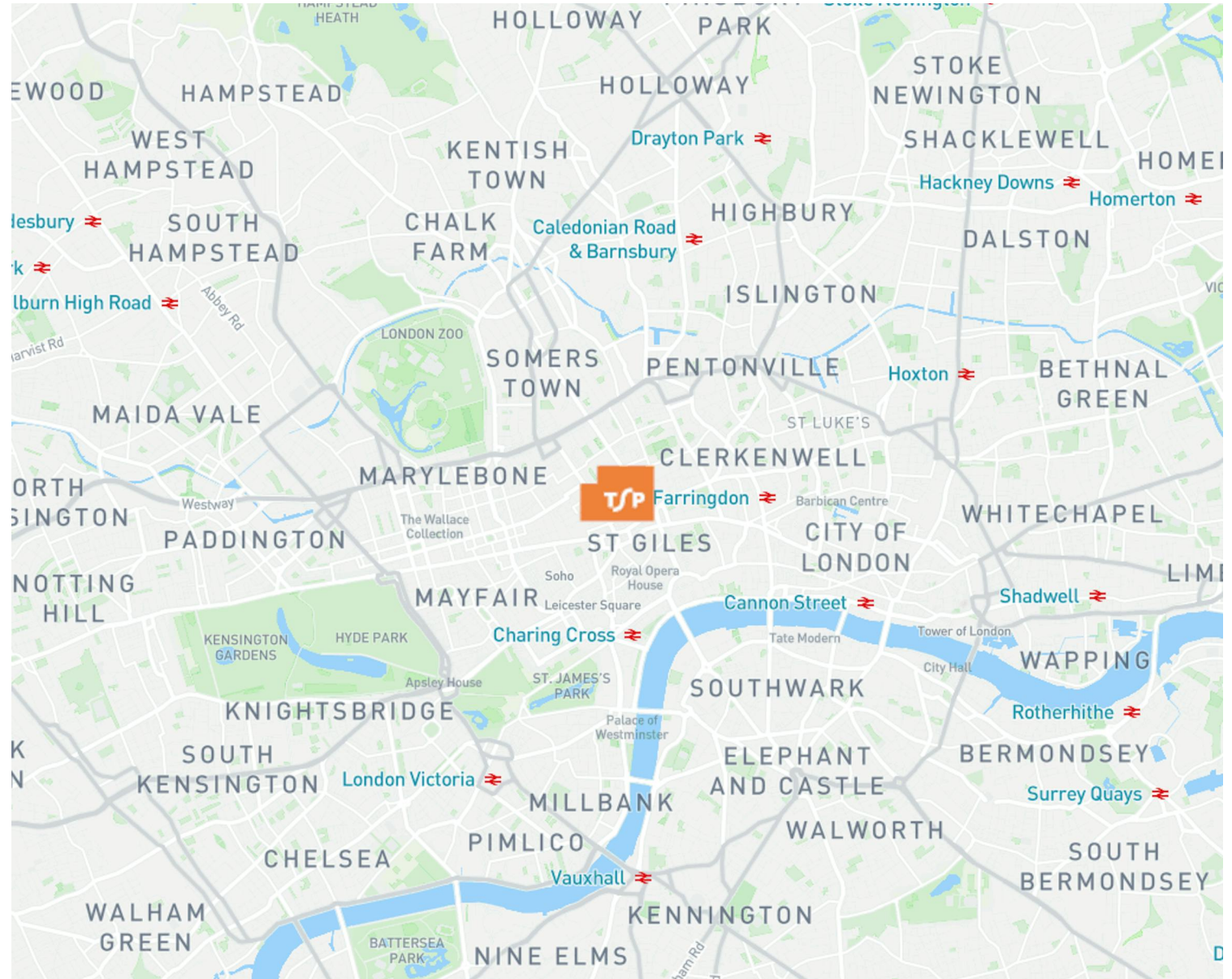
41-43 RUSSELL
SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA

FROM
4087 FT²

FROM
£40.00 FT²

ENQUIRE NOW

Jonathan Vanstone-Walker
0207 284 9044 | 07412 632 774
jvw@tsp.co



41-43 Russell Square
Bloomsbury
WC1B 5DA

NEAREST STATIONS

Russell Square
0.2 miles / 4 mins walk

Goodge Street
0.4 miles / 7 mins walk

Tottenham Court Road
0.4 miles / 7 mins walk



TRADITIONAL OFFICE

41-43 RUSSELL
SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA

FROM
4087 FT²

FROM
£40.00 FT²

ENQUIRE NOW

Jonathan Vanstone-Walker
0207 284 9044 | 07412 632 774
jvw@tsp.co

AVAILABILITY

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	TOTAL /SQ FT	TOTAL MONTH	TOTAL YEAR	AVAILABILITY
Building - 41 Russell Square	4,408	409.52	£40	£14,693.33	£176,320	AVAILABLE
Building - 42 Russell Square	4,087	379.69	£40	£13,623.33	£163,480	AVAILABLE
Building - 43 Russell Square	4,265	396.23	£40	£14,216.67	£170,600	AVAILABLE



TRADITIONAL OFFICE

41-43 RUSSELL
SQUARE,
BLOOMSBURY,
LONDON, WC1B 5DA

FROM
4087 FT²

FROM
£40.00 FT²

ENQUIRE NOW

Jonathan Vanstone-Walker
0207 284 9044 | 07412 632 774
jvw@tsp.co

VIEWINGS

By appointment with sole agent TSP.

LEASE TERMS

New Lease

EPC

EPC exempt - Listed building

VAT

To be confirmed

RENT

£40 per sq ft

AVAILABILITY

Available Immediately

Legal fees

Each party to bear their own costs