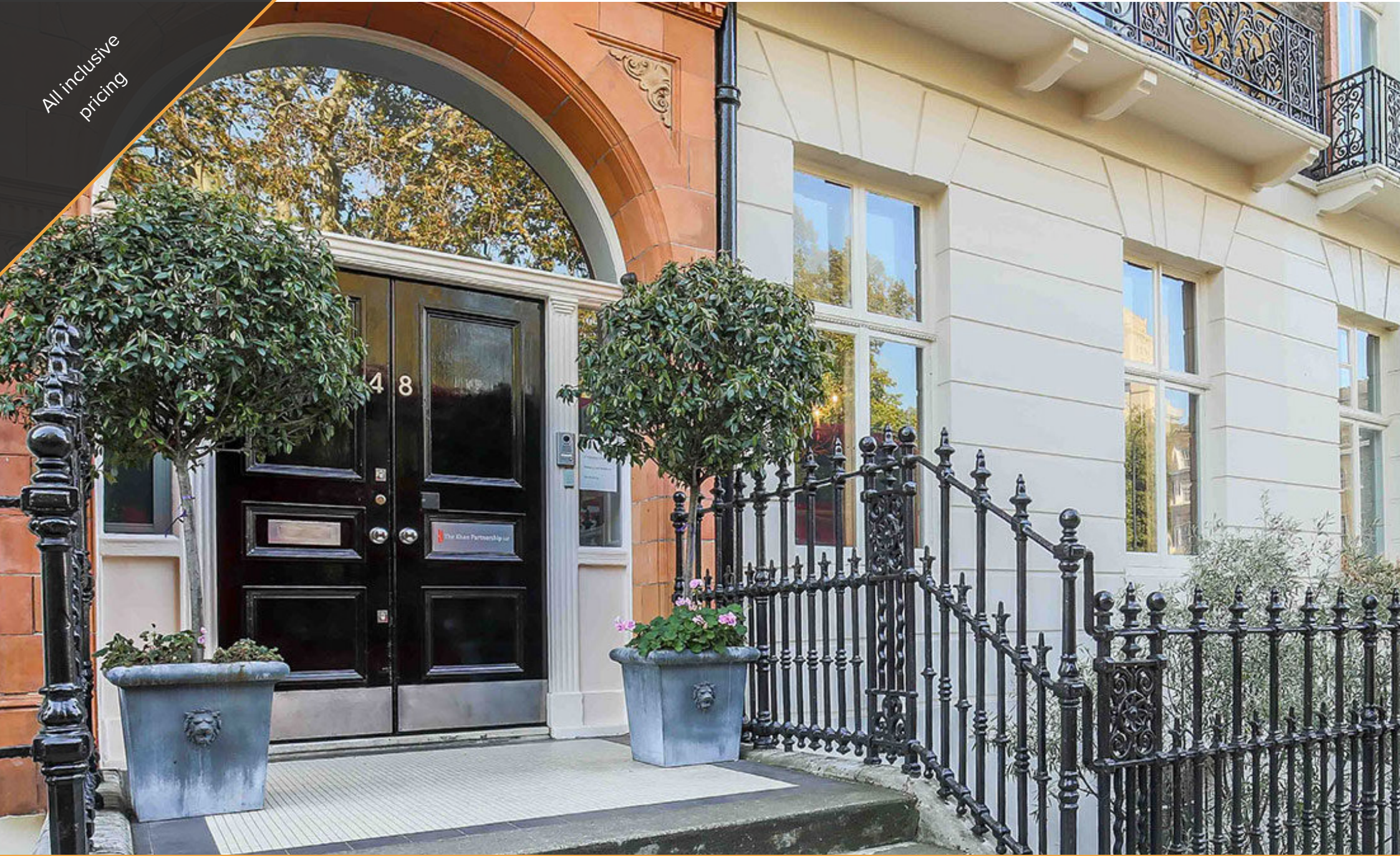


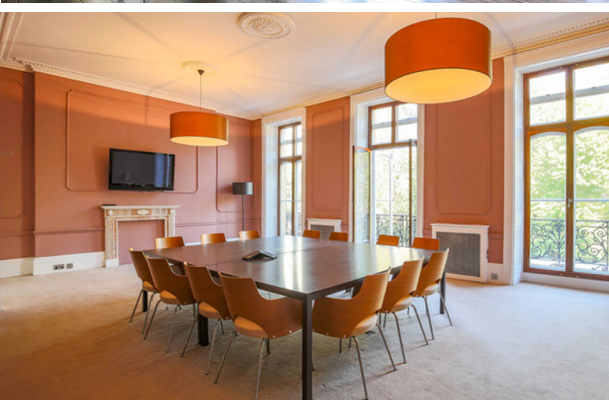
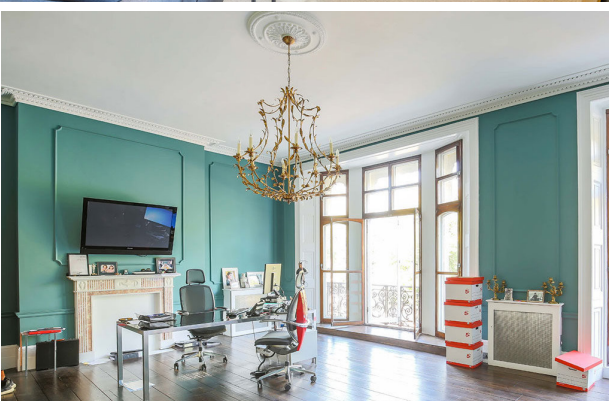
All inclusive
pricing



48-49 RUSSELL SQUARE

Holborn, London, WC1B 4JP

THE WORKPLACE CO. 



LEASE TERM

Available by way of a flexible new lease directly from the Landlord.

DESCRIPTION

Several Grade A office suites are available on flexible lease terms in this majestic and characterful office building directly opposite Russell Square. The recently refurbished office accommodations benefit from a manned reception and fitted kitchenettes. The tenant will also have access to an impressive boardroom (available by separate arrangement) and a communal garden. The Landlord has built rent, business rates, service charges, utilities and internet provisions into the price.

AMENITIES

- Grade A office accommodation
- Flexible lease terms
- All inclusive pricing
- Recently refurbished
- Manned reception
- Kitchen facilities
- Communal garden
- Bookable boardrooms
- Gym (available by separate arrangement)
- Impressive floor to ceiling height
- Raised floors
- Central heating
- Incredible location
- EPC - D (89)

AVAILABILITY

| FLOOR: | AREA (SQ FT) | RENT (PER SQ FT) | BUSINESS RATES (PER SQ FT) | SERVICE CHARGE (PER SQ FT) | TOTAL COST (PER ANNUM) | STATUS |
|--------|--------------|------------------|----------------------------|----------------------------|------------------------|-----------|
| 1st | 330 | £100.00 | Incl. | Incl. | £33,000 | Available |
| 3rd | 1,096 | £75.00 | Incl. | Incl. | £82,200 | Available |
| 3rd | 328 | £75.00 | Incl. | Incl. | £24,600 | Available |
| 4th | 450 | £70.00 | Incl. | Incl. | £31,500 | Available |
| 4th | 328 | £70.00 | Incl. | Incl. | £23,000 | Available |



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