

PRIME BLOOMSBURY DOUBLE FRONTED PREMISES TO LET

58 - 60 MARCHMONT STREET, LONDON WC1



LOCATION

The premises are located in a prominent position on Marchmont Street, close to the junction with Tavistock Place. The street benefits from strong footfall with a good mix of students, office workers, residents and tourists.

Russell Square Underground Station is located a couple of minutes walk from the property. UCL and SOAS Universities and the Brunswick Centre are also located close by.

ACCOMMODATION

The premises have the benefit of a prominent double frontage, the space is arranged over ground and basement floors, offering the following approximate areas:

Ground Floor	1,109 sq/ft
Basement	1,453 sq/ft
Total Area	2,562 sq/ft

RENT

£85,000 per annum exclusive.

LEASE

A new lease is to be made available for a term to be agreed.

RATES

Rateable Value:	£50,500
Rates Payable 24/25	£25,200 per annum

Interested parties may benefit from rates relief. Please make enquires with the Local Authority.

USE

A variety of uses within Class E of the Use Classes Order will be considered.

LEGAL COSTS

The incoming tenant will pay the landlord's reasonable legal fees in connection with the transaction.

EPC

Available on request.

VIEWINGS:

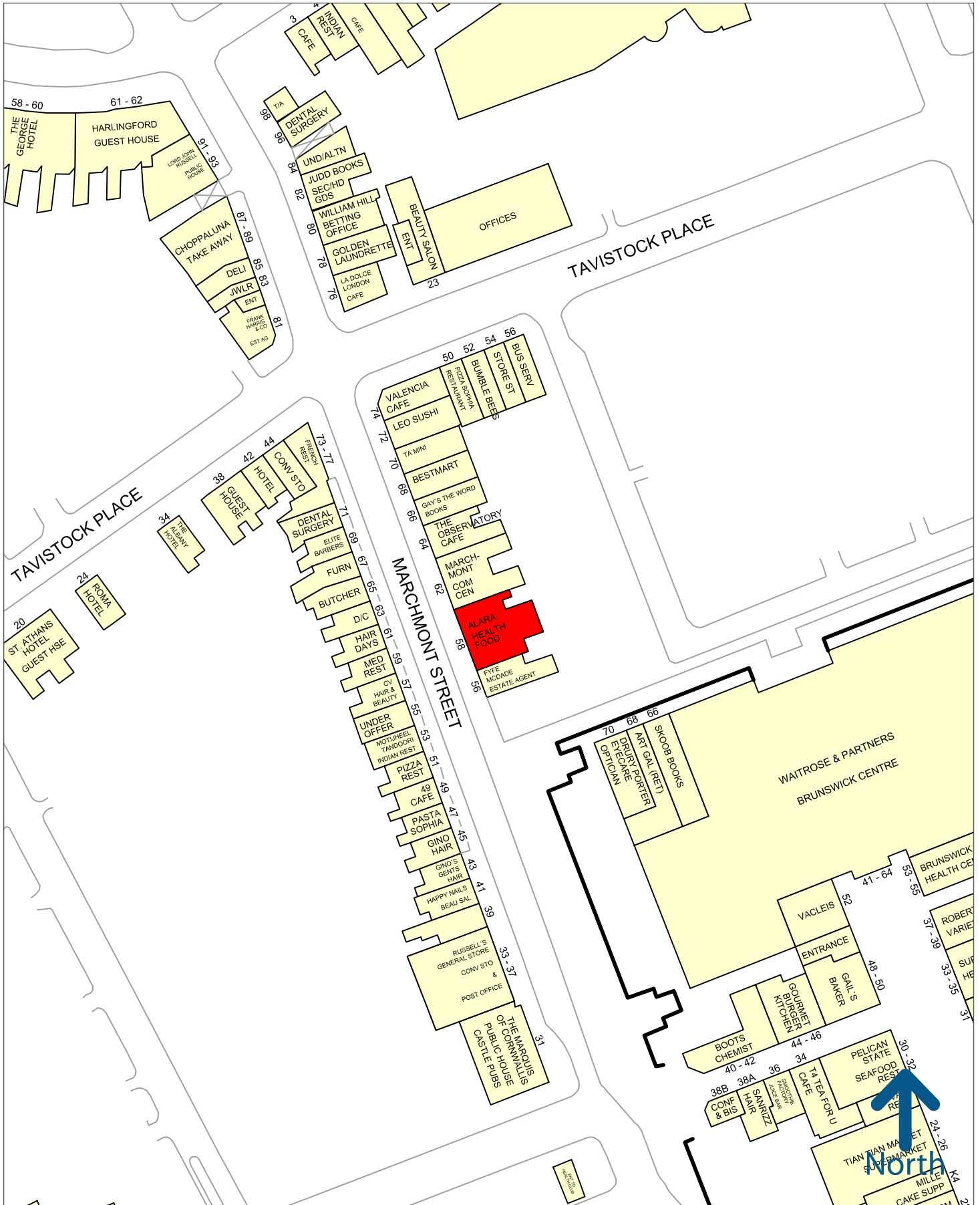
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50 metres

Experian Goad Plan Created: 07/01/2025
Created By: Blanchflower Lloyd Baxter