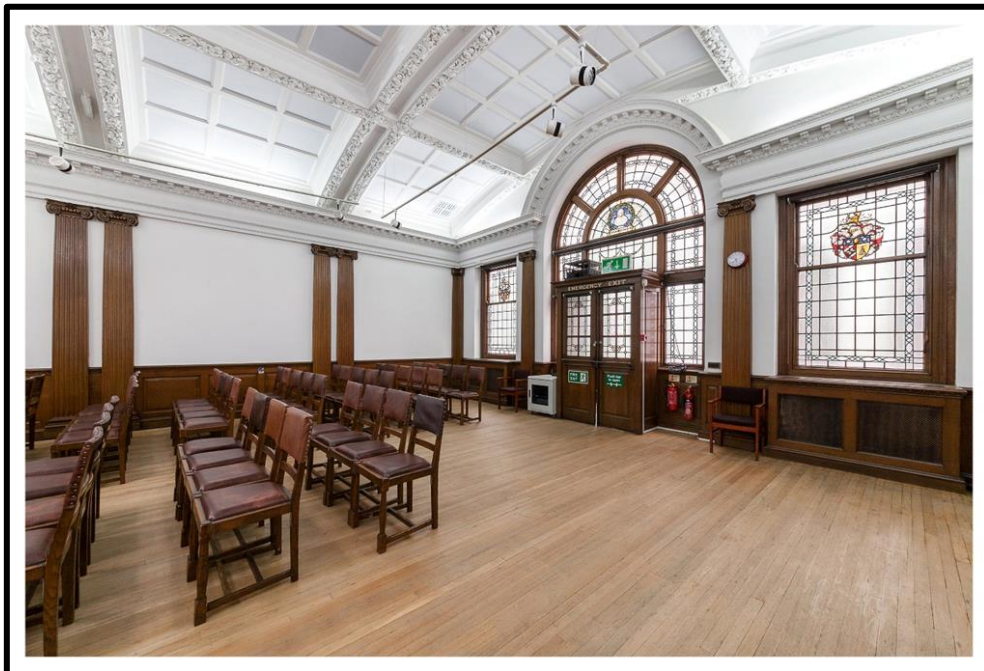


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DANIELS**

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PROPERTY SINCE 1985



SWEDENBORG HOUSE
20-21 BLOOMSBURY WAY, LONDON, WC1



**SMALL OFFICE SUITES TO LET WITHIN THE SWEDENBORG SOCIETY
GRADE II LISTED BUILDING IN THE HEART OF BLOOMSBURY
561 sq ft – 1,360 sq ft (52 sq m – 126 sq m)**



SMALL REFURBISHED OFFICE SUITES TO LET IN GRADE II PERIOD LISTED BUILDING

100 SEAT NEO-CLASSICAL FUNCTION HALL & SEPARATE MEETING ROOM FACILITY

LOCATION

The property occupies a prominent position on the southwest corner of Bloomsbury Square being walking distance from both Holborn (Central, Victoria and Piccadilly lines) and Tottenham Court Road underground stations (Central and Northern lines). It is within the character area of Bloomsbury as well as being short walk from Tottenham Court Road with its excellent shopping and restaurant facilities and the numerous bus routes which serve it.

ACCOMMODATION

Within this appealing Grade II listed period property with a ground floor entrance, the premises comprise self-contained upper parts available floor by floor, with bright functional offices and demised kitchen and WC's having the following approximate floor areas:

Ground floor	605 sq ft	56 sq m	Furnished turnkey suite
First floor	800 sq ft	74 sq m	Under offer
Second floor	561 sq ft	52 sq m	
Third floor (part)	670 sq ft	62 sq m	With WC & shower
Third floor (part)	690 sq ft	64 sq m	With private roof top terrace

or

Third floor entire	1,360 sq ft	126 sq m	Shower WC & terrace
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AMENITIES

- * Grade II listed building
- * Excellent natural light
- * Newly decorated and carpeted
- * Entry phone
- * Central heating
- * Air-conditioning units
- * Modern lighting and ducted cabling
- * Fibre installed
- * Large communal roof top terrace being created on the fourth floor
- * Function and meeting rooms available
- * Secure bicycle racks
- * Showers being installed

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LEASE	New flexible lease/s for a term by arrangement
RENT	£59.50 per sq ft (£65.00 per sq ft on the ground floor)
RATES	£20.00 per sq ft approx
SERVICE CHARGE	£7.50 per sq ft
LEGAL COSTS	Each party to be responsible for their own legal costs.
VIEWING	By appointment through joint sole agents

Daniel Isaacs
Wiltshire Daniels
020 7529 5559
dbi@wiltshiredaniels.com

Jason Borrows
Wigmore Commercial
020 7636 6369
jason@wigmorecommercial.com

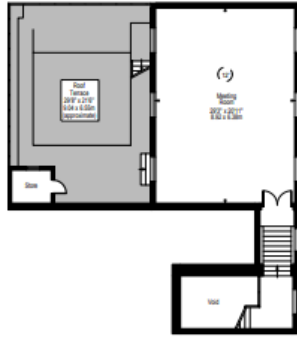
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Please note these photographs are historic:



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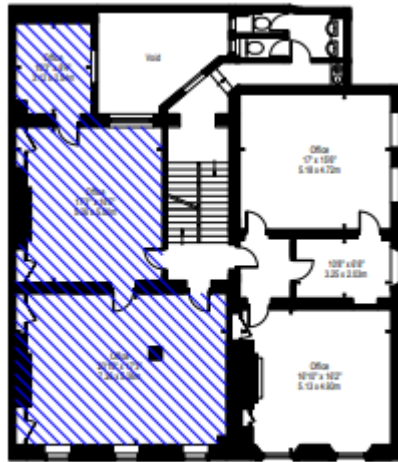
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First Floor
Half Landing



Yellow Area
Gross Internal Area - 948 Sq Ft - 87.20 Sq M
Net Internal Area - 594 Sq Ft - 55.18 Sq M



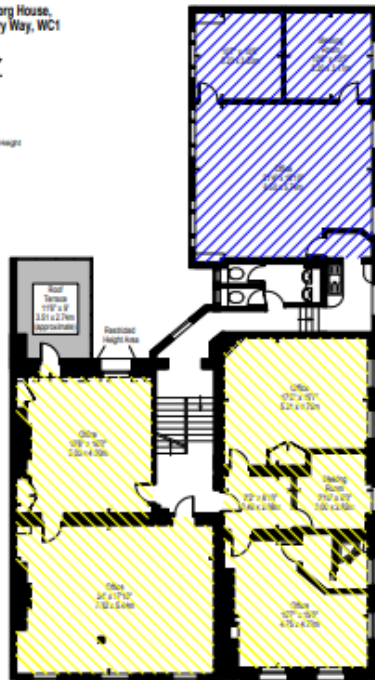
Blue Area
Gross Internal Area - 812 Sq Ft - 75.43 Sq M
Net Internal Area - 754 Sq Ft - 70.05 Sq M

Blue Area
Gross Internal Area - 842 Sq Ft - 78.04 Sq M
Net Internal Area - 622 Sq Ft - 57.78 Sq M

Swedenborg House,
Bloomsbury Way, WC1



Ceiling Height



Yellow Area
Gross Internal Area - 735 Sq Ft - 68.28 Sq M
Net Internal Area - 690 Sq Ft - 64.10 Sq M

Yellow Area
Gross Internal Area - 636 Sq Ft - 59.04 Sq M
Net Internal Area - 640 Sq Ft - 59.48 Sq M

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ROOMS AVAILABLE FOR HIRE



MEETING ROOM WITH 'BOARDROOM STYLE' LAYOUT



100 SEAT NEO-CLASSICAL FUNCTION HALL

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