

TO LET

Office, Conferencing or Institutional Use (B1 or D1 Use Class)

Bloomsbury House, 2-3 Bloomsbury Square
London WC1A 2RL



Contact

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Location

The building is located on the southern side of Bloomsbury Square to the west of the junction with Southampton Place, within a short walk of Holborn Underground station (Central and Piccadilly lines).

Description

The property is an attractive, Grade II listed Victorian building offering stylish, period accommodation over basement ground and two upper floors with a grand staircase connecting the ground, first and second floors. The second floor has a ceiling height in excess of six metres and the basement provides ancillary accommodation including kitchen, stores and offices.

The building has until recently been used as an events venue, a conference centre and wedding venue.

Term

Either: An assignment of a lease for a term expiring September 2031 at an annual exclusive passing rent of £185,732.91 subject to a RPI linked rent review in September 2026.

Or: A new sublease for a term until September 2031, subject to upward only rent review in September 2026 at a quoting rent of £295,000 per annum exclusive. The sublease is to be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

Business Rates

We understand the building has a rateable value of £217,000. Interested parties are advised to make their own enquiries with the local authority.

Energy Performance Certificate (EPC)

An EPC has been commissioned.

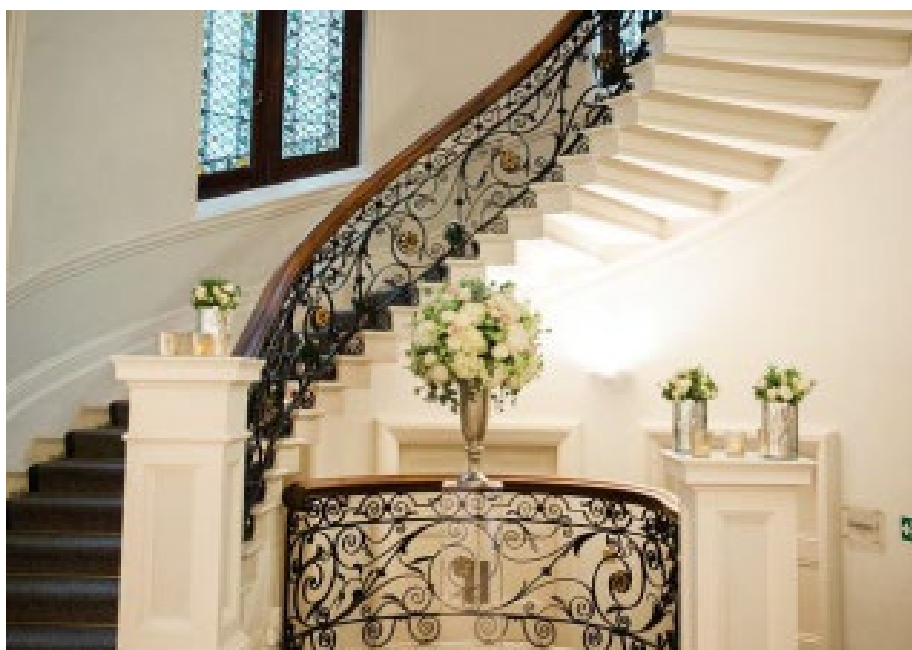
Legal Costs

Each party to be responsible for the own legal and professional costs incurred in a transaction

Viewing

Strictly by appointment only through the sole letting agents, Rapleys LLP.

- D1 planning consent
- Comfort cooled
- Period features
- Grand staircase
- High ceilings



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
2 nd Floor	154.75	1,666
1 st Floor	134.74	1,450
Ground	116.50	1,254
Basement	106.91	1,151
Total	512.90	5,521

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.





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