

# TO LET - BLOOMSBURY HOUSE, WC1



High quality, self-contained  
Grade II Listed, D1 non-  
residential insitution/  
conference venue

5,521 sq ft (512.90 sq m)

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

## 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.

## Floor Areas

Floor	sq ft	sq m
2nd	1,666	154.75
1st	1,450	134.74
Ground	1,254	116.50
Basement	1,151	106.91
<b>Totals</b>	<b>5,521</b>	<b>512.90</b>

## Amenities

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

*The particulars shown are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.*

Aston Rose, part of Rapleys offers a wide range of professional property services, including the following:

 **Property Management**  
johnwilliams@astonrose.co.uk

 **Investment & Development**  
kenmorgan@astonrose.co.uk

 **Building Consultancy**  
timrichards@astonrose.co.uk

 **Sales, Lettings & Acquisitions**  
timrichards@astonrose.co.uk

 **Lease Advisory**  
robcragg@astonrose.co.uk

 **Valuation Services**  
duncanpreston@astonrose.co.uk

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## Lease

*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.

## Energy Performance Certificate (EPC)

An EPC has been commissioned.

## Business Rates

We understand the building has a rateable value of £199,000. Interested parties are advised to make their own enquiries with the local authority.

## VAT

The property is elected for the purposes of VAT.

## Legal Costs

Each party to cover their own legal and professional costs.

## Further Information and Viewings

Strictly by appointment with Aston Rose, please contact:

**James Brown** - 020 7079 1968 / 07767 637285  
jamesbrown@astonrose.co.uk

**James Hutton** - 020 7079 1941 / 020 7629 1533  
jameshutton@astonrose.co.uk

**Tim Richards** - 020 7409 9447 / 020 7629 1533  
timrichards@astonrose.co.uk

*Subject to Contract  
January 2023*

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*NB The photographs show the building as it was used by the previous occupier and are provided for illustrative purposes only.*

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