

Bloomsbury, WC1



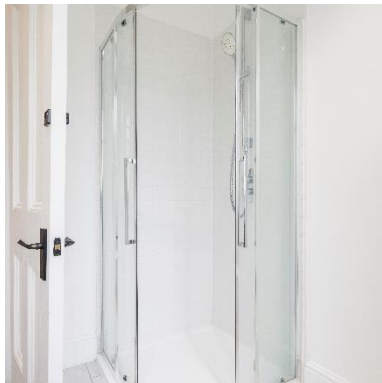
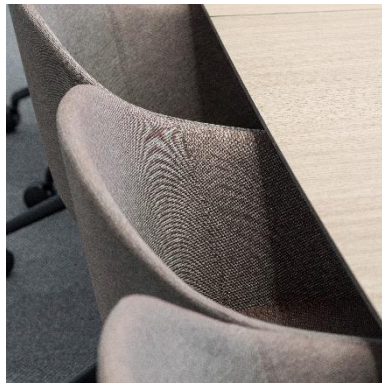
Attractive self-contained period building providing approximately 2,843 sq ft* of office space



– FIFTY FIVE –

Gower Street

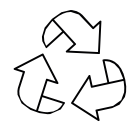
55 Gower Street is an attractive self-contained period building with historic significance, extensively refurbished to high specification and providing approximately 2,843 sq ft* of fully furnished office accommodation in the heart of Bloomsbury. The building benefits from a private garden at the rear.



Our sustainability responsibilities:



Carbon Reduction



Sustainable Refurbishments



Improved Air Quality



Specification



Exquisite period features



Own front door



Fantastic natural levels of light



Private rear outdoor courtyard



Contemporary finishes



Cat 5e cabling



WC's



Shower facilities



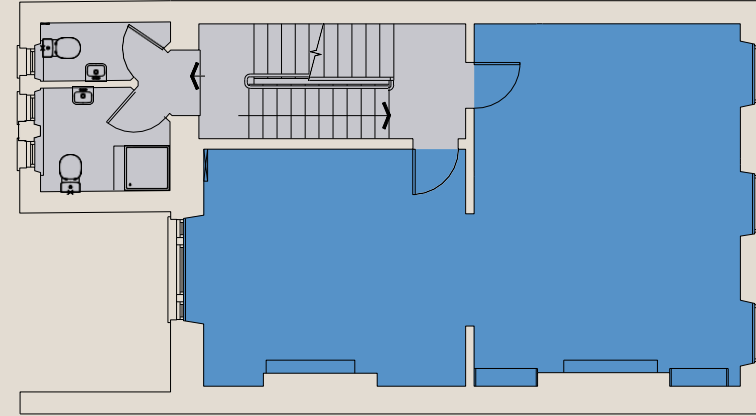
Kitchen facilities

Schedule of Areas

Floor	Sq Ft	Status
Basement	555	Available
Ground	618	Available
First	624	Available
Second	551	Available
Third	495	Available
Total	2,843	

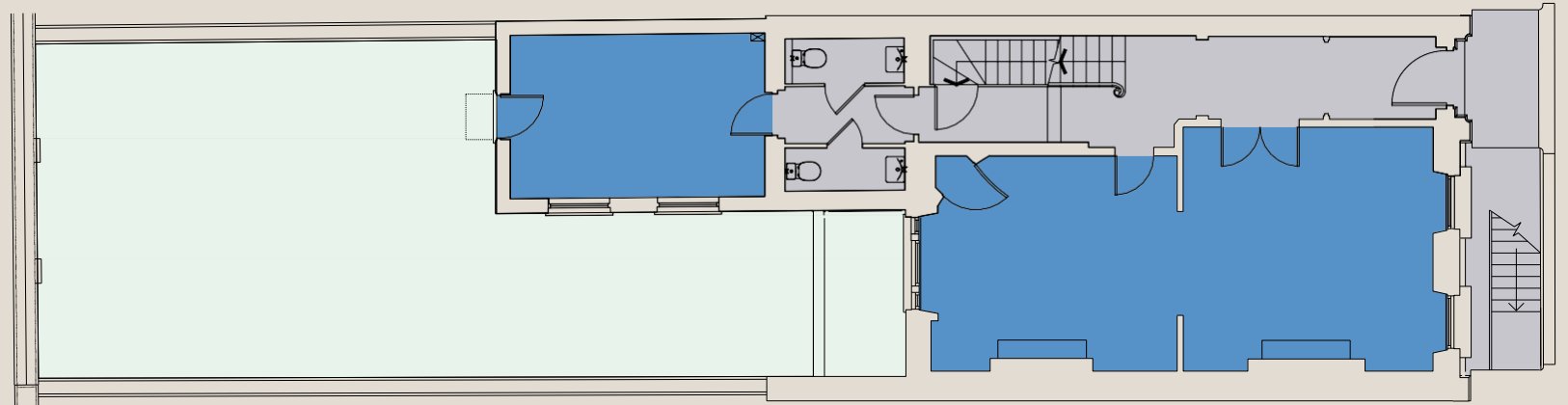
Second Floor

551 Sq Ft / 51 Sq M



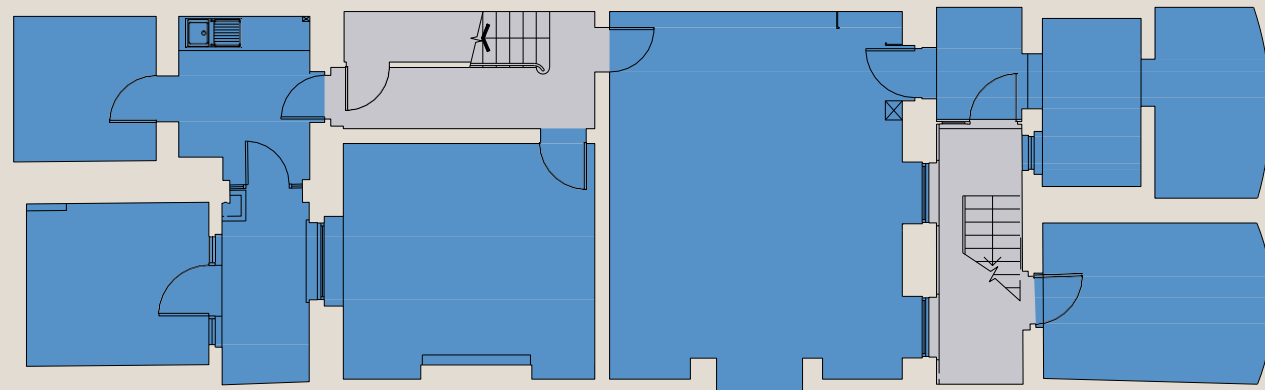
Ground Floor

618 Sq Ft / 57 Sq M



Basement

555 Sq Ft / 52 Sq M



■ Office ■ Core ■ Private Gardens

Not to scale. Indicative Only.



Bloomsbury

55 Gower Street is situated in Bloomsbury, London's fashionable, cultural and intellectual heart and is surrounded by coffee shops, bars, restaurants and numerous retailers. The property is also a short walk from several main line stations, namely; Tottenham Court Road, Russell Square, Goodge Street and Holborn. The Elizabeth Line has revolutionised journey times travelling from East to West and within Central London through Tottenham Court Road.



The Neighbours

1. Google
2. Apollo
3. Gardiner & Theobald
4. Skyscanner
5. Bloomsbury Publishing
6. Facebook
7. McKinsey
8. The British Museum

Restaurants/Bars

09. The Fitz Bar
10. Dalloway Terrace
11. Store Street Espresso
12. Café Deco
13. London Cocktail Club
14. Circolo Popolare
15. Riding House Bloomsbury
16. Ronnie Scott's

Wellness

17. Yoga Pilates London
18. Montague on the Gardens
19. Nuffield Health
20. Dominion Theatre
21. Fitness Lab
22. Fitness First
23. F45
24. Bloomsbury Square Garden

Compton

Shaun Simons
 +44 (0) 7788 423 131
ss@compton.london

EDWARD CHARLES
 & PARTNERS W 1
 CHARTERED SURVEYORS

Ian Bradshaw
 +44 (0) 7468 525 486
ibradshaw@edwardcharles.co.uk

Bedford Estates gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Bedford Estates has any authority to make any representation or warranty whatsoever in relation to this property. February 2023.