

111
GREAT
RUSSELL
STREET

LONDON
WC1B 3NP

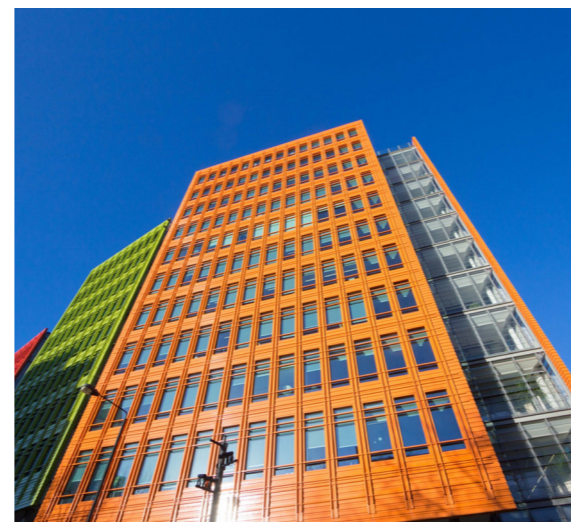
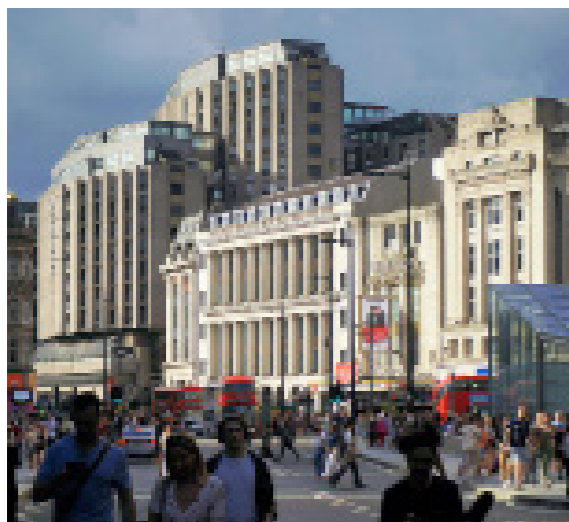
Virtual Freehold For Sale – Vacant Possession
Suitable for Investors and Owner Occupiers

Location

Located in the heart of the West End the building is situated just off Tottenham Court Road on the junction of Great Russell Street and Adeline Place.

Tottenham Court Road Underground (Central, Elizabeth & Northern Line), Holborn (Piccadilly and Central) and Goodge Street (Northern Line) are all within easy walking distance. The property benefits from excellent access to the new Elizabeth Line, providing the fastest transport link across Central London.

- » **Self-contained office**
- » **Vacant possession**
- » **Close to Crossrail**



**Ready to occupy office space
with own private entrance**

Description

Accessed from its own dedicated ground floor entrance and reception, the suite provides a first floor office suite together with five meeting rooms and collaborative areas, kitchen/breakout area and open plan seating.

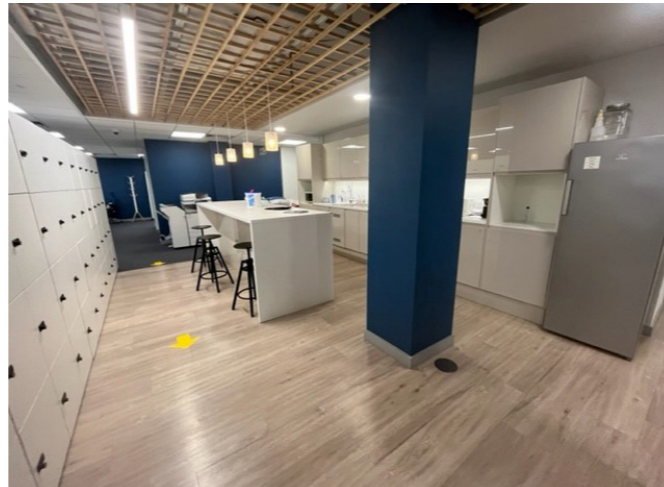
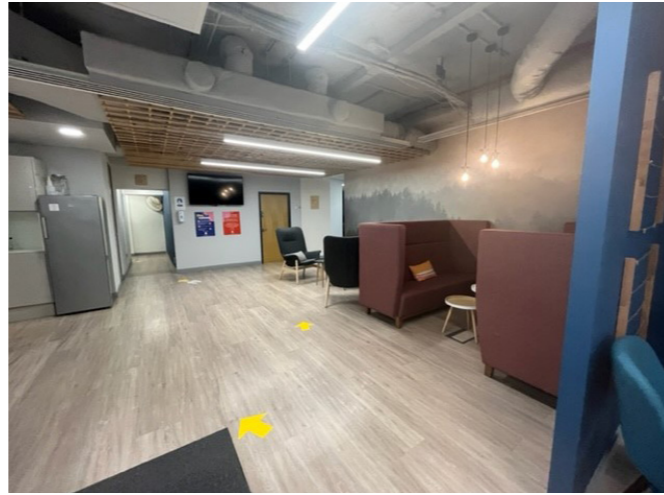
Specification

- Self-contained entrance
- Fully fitted
- Plug and play ready
- Fully accessible raised floor
- Exposed ceilings in part
- Meeting rooms available to hire
- EPC – D83

Areas:

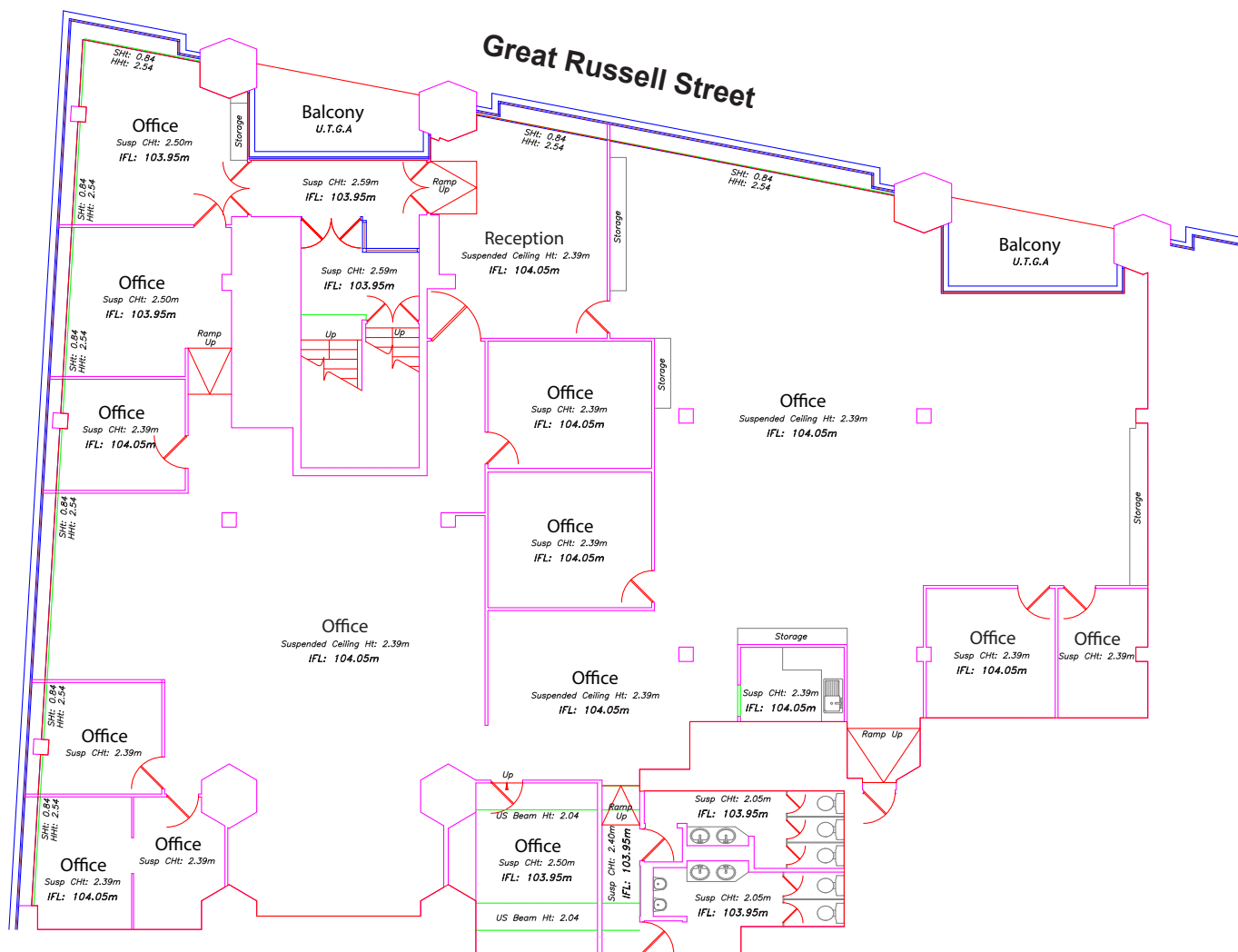
The building provides the following:

Description	Sq Ft (GIA)	Sq m (GIA)	Sq Ft (NIA)	Sq M (NIA)
1st Floor	5,733	532.67	4,790	445.55
Total	5,733	532.67	4,790	445.55



Floor Plan

Not to scale, indicative only.



Tenure

The property is held on a lease from 5th October 1994 for a term of 999 years at a peppercorn

Business Rates

£17.94 per sq. ft.

Pricing

Offers are invited for our clients virtual freehold interest with vacant possession.

Further Information

For further information or to organise a viewing please contact sole agents Levy Real Estate

Jonathan Martyr

T 07787 533 996

E jonathan.martyr@levyrealstate.co.uk

Dan Drury

T 07733 011 096

E dan.drury@levyrealstate.co.uk