



114-118 Southampton Row, London WC1B 5AA

Location

The premises are situated within a highly prominent and unique eco-friendly building, nearby to Russell Square and Holborn Station. The area benefits from a large catchment of office workers, residents and tourists with numerous hotels in the vicinity. There are several university campuses located nearby including UCL UOL and SOAS. The British Museum, Great Ormond Street Hospital are also located close by. Local operators include Charco Charco, Master Wei Xi'An, Taco Bell, Antalya, Caffè Nero and numerous other independent and corporate operators.

For a better understanding of the location please review: [Google Street View](#)

Description

The premises are arranged at basement level with a demised ground floor entrance. Ceiling heights in the basement are 2.7 metres and the unit would be well suited to a gym/fitness/leisure operators.

The approximate gross internal areas are as follows:

Ground Floor	500 sq ft	46.45 sq m
Basement	2,141 sq ft	199.00 sq m
Total	2,641 sq ft	245.45 sq m

Tenure

A new lease is available for terms to be agreed.

Rent

Rental offers in excess of £75,000 pax will be considered.

Planning

E Class Use (A1/A2/A3/B1/D1/D2)

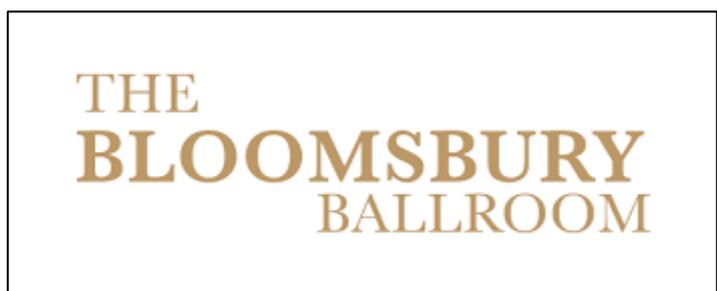
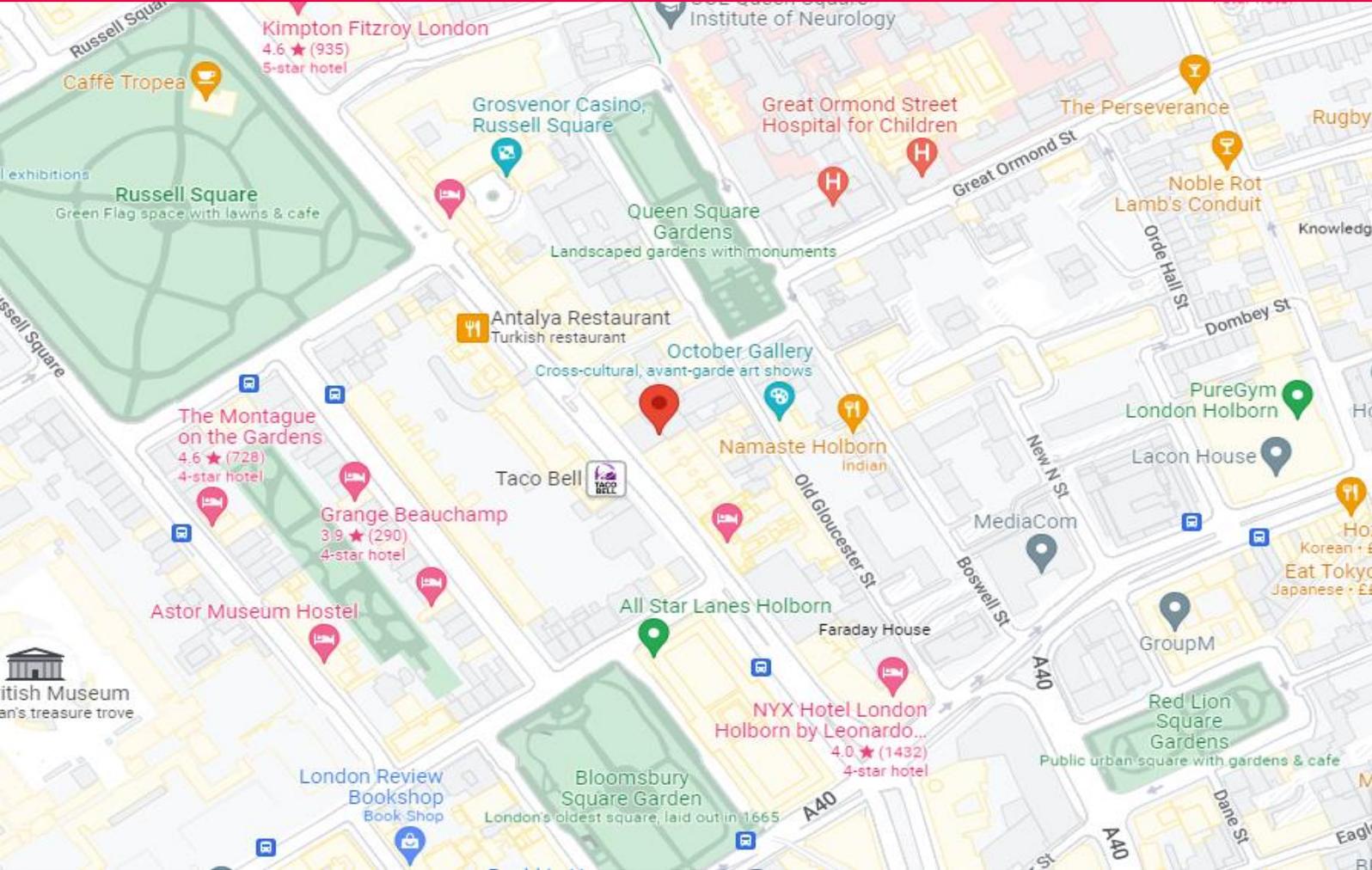
Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons or Lewis Craig: dcl.co.uk/lewisraig.co.uk

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