

TO LET**1st FLOOR OFFICE SPACE WITH PRIVATE TERRACE****3 STEDHAM PLACE, BLOOMSBURY, WC1A 1HU****506 SQ. FT. (46.82 SQ. M.)****LOCATION**

The premises are located within the Private Courtyard of Stedham Place, situated off New Oxford Street. Tottenham Court Road Underground Station is within easy walking distance.

GOOGLE MAPS[LINK](#)

DESCRIPTION

Comprises of the entire first floor split into two good sized rooms benefiting from high ceilings and a private roof terrace overlooking the courtyard.

LEASE

A new effective Full Repairing and Insuring lease outside the Landlord and Tenant act is available direct from the landlord for a term to be agreed.

RENT

£25,000 per annum exclusive.

SERVICE CHARGE

TBC

EPC

Copy Certificate available on application

BUSINESS RATES

Local Authority: Camden

£16,500

Interested parties are advised to make their own enquires

FLOOR AREA

Floor	m ²	ft ²
1 st Floor	46.82	504

LEGAL COSTS

Each party is to be responsible for their own legal costs.

POSSESSION

Earliest January 2019

AMENITIES

- Gated Passageway
- Private Terrace
- Wooden Floors Throughout
- Good Floor To Ceiling Height
- Gas Central Heating
- Ceiling Mounted Lighting
- Demised WCs

Viewings Through Robert Irving Burns.

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