



THE HERITAGE ROOMS
VICTORIA HOUSE

BLOOMSBURY SQUARE
LONDON WC1B 4DA

7,540 sq ft of Grade II listed accommodation
retained within a modern redevelopment



AMENITIES & SPECIFICATION

- Rent, Rates, Service Charge & Utilities
- Internal repairs, maintenance & cleaning
- Air conditioned, data cabling and small power
- Cellular offices, meeting or conferencing layout
- Conference / meeting room furniture, if required
- Kitchen / catering facilities
- 24-hour access and access control system
- 4 X 13 person passenger lifts & goods lift
- Basement showers
- Bike racks, parking and loading bay
- Concierge & Security services

Available on fixed-price terms, including all property costs, fit-out, furniture and data infrastructure

LOCATION

Victoria House stands on a prominent island site with Bloomsbury Square, on its west side and Southampton Row its east. Holborn Underground Station (Central & Piccadilly Lines) is a few minutes walk to the south. Numerous bus routes run along Southampton Row, Vernon Place and High Holborn providing additional easy access to the City, West End and main line stations.

DESCRIPTION

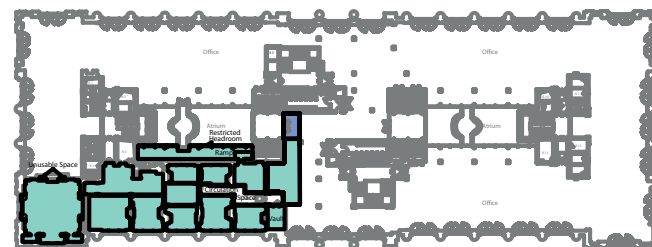
This impressive Grade II listed building was constructed in the 1920's and extensively remodelled and refurbished in 2003 to provide contemporary accommodation, with two stunning atria. The Heritage Rooms are a number of period wood panelled offices and meeting rooms, with ancillary space, arranged over two levels with a connecting staircase. The accommodation would provide an ideal facility for various sized meetings, conferences, presentations and seminars in this impressive setting.

ACCOMMODATION

3 rd Floor	4,991 sq ft / 463.67 sq m
4 th Floor	2,549 sq ft / 236.8 sq m
Total	7,540 sq ft / 700.5 sq m

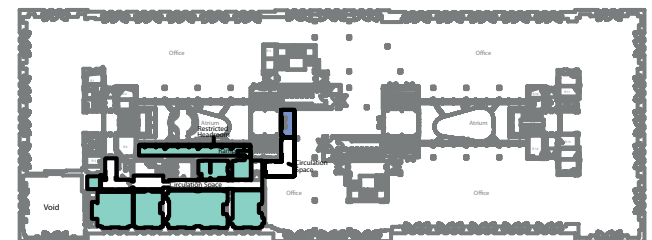
PROPOSAL

A new lease on flexible all-inclusive lease terms direct from the Landlord to include Rent, Rates, Service Charge and the Amenities and Specification outlined above.



Indicative layout of 3rd floor

FLOOR LEVEL	AREA SIZE
3 rd Floor	4,991 sq ft / 463.67 sq m



Indicative layout of 4th floor

FLOOR LEVEL	AREA SIZE
4 th Floor	2,549 sq ft / 236.8 sq m

INFORMATION / VIEWING:

For further information or to view, please contact:

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