

Compton

For Rent
**Emerald Street
Bloomsbury WC1**

Fitted warehouse offices to lease on
flexible terms in the heart of
Bloomsbury, close to Holborn,
Russell Square & Chancery Lane
Stations

For Rent

Size

869 - 4,592 Ft²

Rent

£42 - £57.50 per sq ft

Fitout

Fitted. Fully Fitted & Open Plan
Spaces Available

Emerald Street Estate

Emerald Street
Bloomsbury WC1N

Description

The Emerald Street Estate, situated in the heart of Bloomsbury, comprises of 7 charming warehouse conversions. Formerly used by the Victorian industrial industry, the estate has now been converted to studio & office accommodation and houses over 18 different companies, mainly in the creative sectors.

2nd - Building 11-15 - has been newly refurbished and fully-fitted to include 18 desks (with room for more), a meeting room and kitchenette

3rd - South, Building 17-21 - Has been fitted to include workstations, a meeting room and kitchenette

3rd - Building 10-12 - Has been fitted to include workstations, a meeting room and kitchenette

Compton



For Rent

Emerald Street Estate
Emerald Street
Bloomsbury WC1N

Click to Play



For Rent

Emerald Street Estate
Emerald Street
Bloomsbury WC1N

2nd Floor, 11-15 Emerald Street

Size

869 - 4,592 Ft²

Rent

£42 - £57.50 per sq ft

Fitout

Fitted. Fully Fitted & Open Plan
Spaces Available

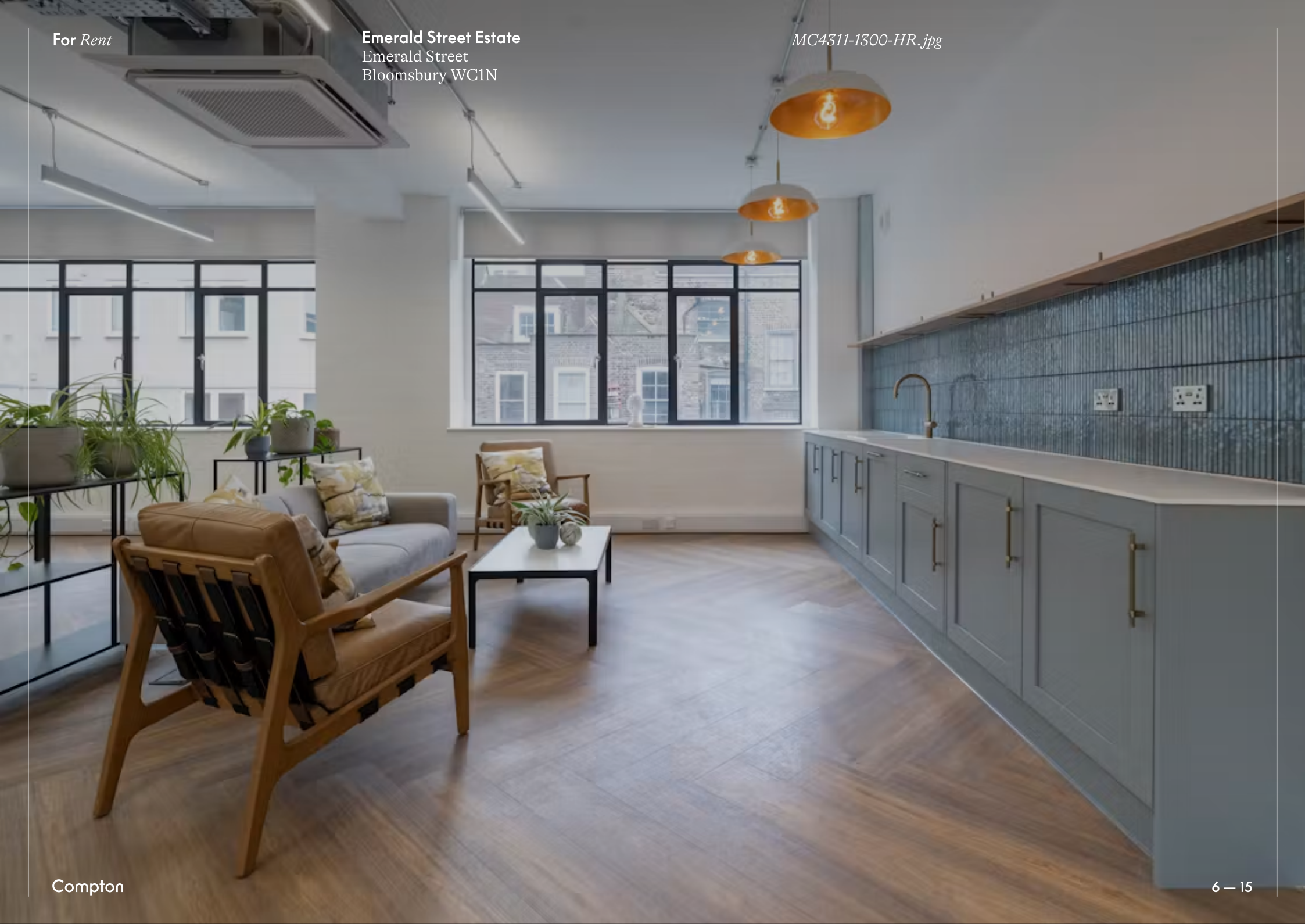


Compton

For Rent

Emerald Street Estate
Emerald Street
Bloomsbury WC1N

MC4311-1300-HR.jpg



For Rent

Emerald Street Estate
Emerald Street
Bloomsbury WC1N

2nd Floor, 11-15 Emerald Street



2nd Floor, 11-15 Emerald Street

For Rent

Emerald Street Estate

Emerald Street
Bloomsbury WC1N

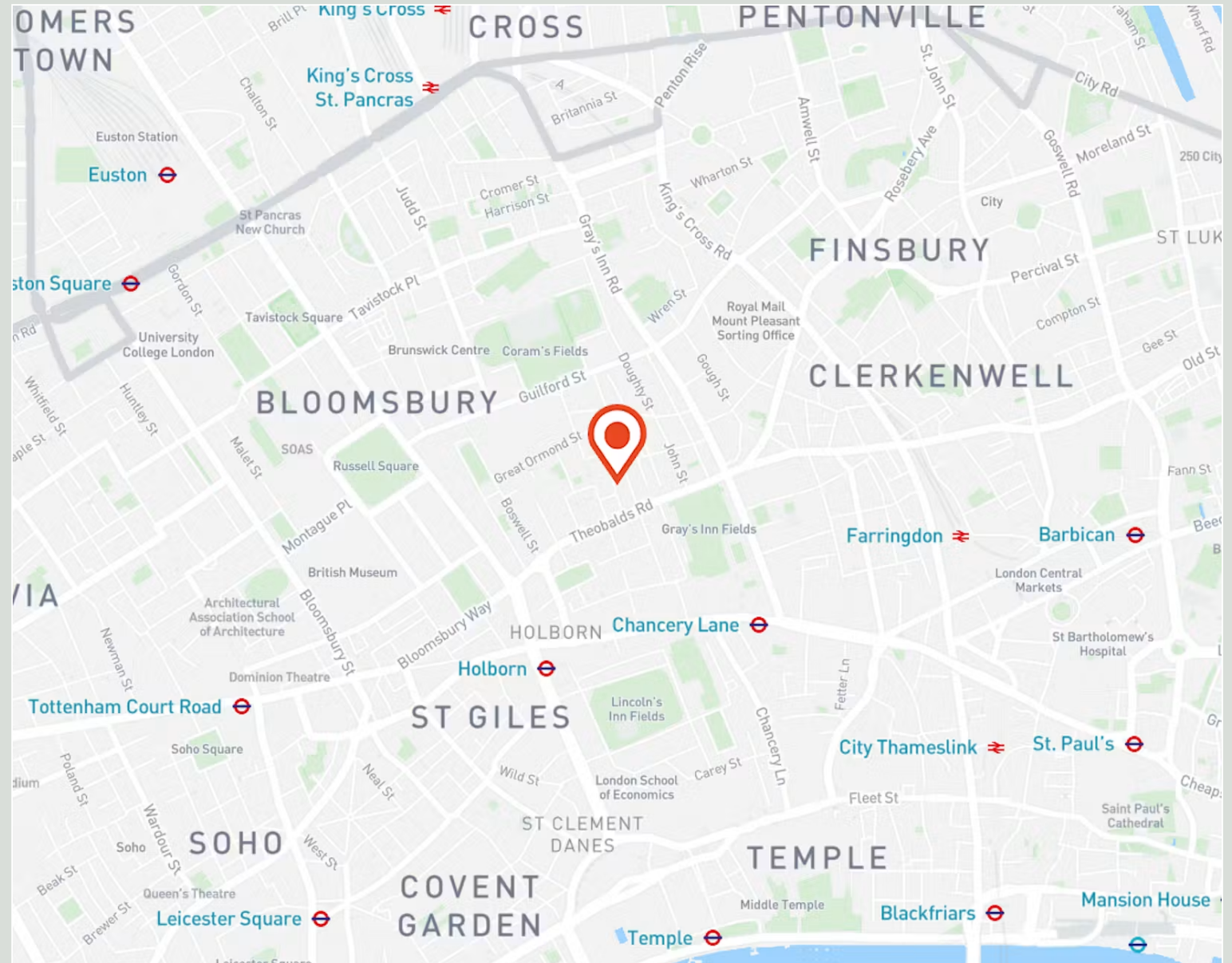
Location

The immediate surrounds make this location highly sought after with Red Lion Square and Lambs Conduit Street, both offering a large selection of bars, restaurants & retail within close proximity to the estate.

Russell Square, Coram Fields and Lincoln's Inn Fields are all within walking distance from the building providing green spaces to relax and unwind in.

Emerald Street is walking distance to Holborn, Russell Square and Chancery Lane Underground Stations.

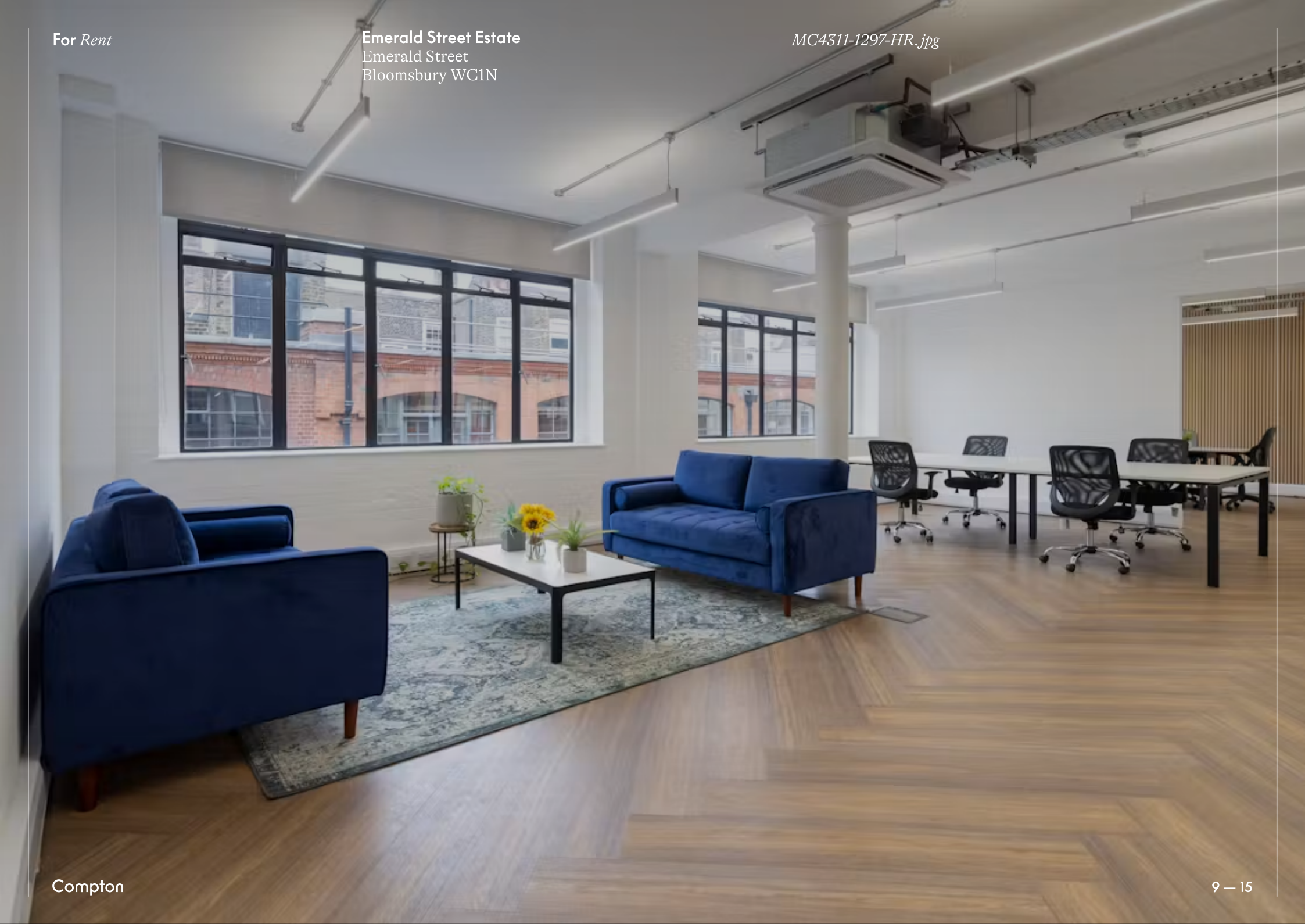
Compton



For Rent

Emerald Street Estate
Emerald Street
Bloomsbury WC1N

MC4311-1297-HR.jpg



For Rent

Emerald Street Estate

Emerald Street
Bloomsbury WC1N

Amenities

- Newly refurbished former warehouse offices available for rent
- 3rd Floor 17-21 Emerald Street is fitted with furniture , a kitchenette and meeting room
- 2nd Floor 11-15 Emerald Street is fitted with 18 desks (with room for more), a kitchenette and meeting room
- 2nd Floor 10-12 Emerald Street is fitted with furniture , a kitchenette and meeting room
- Offices can be delivered open plan or fully fitted
- Flexible lease terms
- Original wooden flooring throughout with exposed brickwork feature walls
- Fantastic natural daylight
- Air conditioning
- Perimeter trunking
- On-site Porter
- Self-contained WCs
- Shower facilities in some units
- Dedicated fibre line

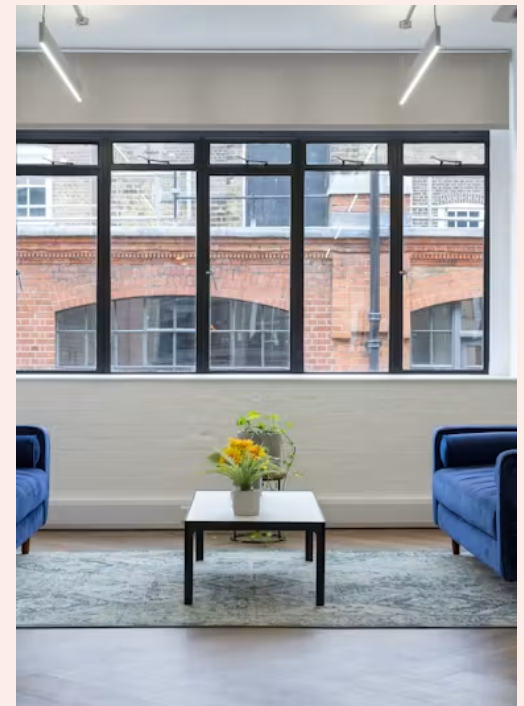
Compton



For Rent

Emerald Street Estate
Emerald Street
Bloomsbury WC1N

2nd Floor, 11-15 Emerald Street



2nd Floor, 11-15 Emerald Street

For Rent	Emerald Street Estate Emerald Street Bloomsbury WC1N				Availability			
Name	Sq Ft	Rent	Rates Payable	Service Charge	Total /Sq Ft	Total Month	Total Year	Availability
2nd - Building 11-15	1,731	£57.50 /sq ft	£23.69 /sq ft	£3.61 /sq ft	£84.80	£12,232.40	£146,788.80	Available
3rd - South, Building 17-21 (Fully Fitted)	1,021	£42 /sq ft	£23.69 /sq ft	£3.53 /sq ft	£69.22	£5,889.47	£70,673.62	Available
3rd - Building 10-12	956	£43 /sq ft Guiding	£19 /sq ft	£6.50 /sq ft	£68.50	£5,457.17	£65,486	Available

For Rent

Emerald Street Estate
Emerald Street
Bloomsbury WC1N

Lease Term

New Full Repairing & Insuring lease available for a term by arrangement direct from the Landlord on flexible terms.

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Camden

Tenure

New Lease

Availability

Available Immediately

Legal Costs

Each party to bear their own costs

Content

Watch the Film
(click button)



Contact Us

compton.london

020 7101 2020

enquiries@compton.london

All appointments to view must be arranged via sole agents, Compton, through:



Sarah Hill

sh@compton.london

0207 101 2020 | 07936 338 774



Elliott Stern

es@compton.london

0207 101 2020 | 07834 918700



Dylan Kessel

dk@compton.london

0207 101 2020 | 07734374594