



Farebrother

3 Long Yard, London, WC1N  
3LS

**OFFICE TO RENT**  
**4,288 SQ FT**

farebrother.com  
020 7405 4545

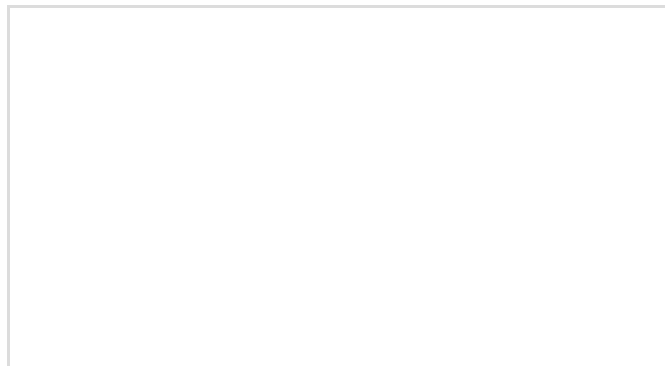
## DESCRIPTION

### **Self-Contained building in the heart of Bloomsbury**

Farebrother are delighted to be marketing 3 Long Yard, a self-contained building providing 4,288 sq ft of economical space.

The building is arranged over lower ground floor, ground floor and 1st floor, offering warehouse-style open floors that benefit from decent levels of natural light.

The area is home to an array of occupiers owing to its ease of connectivity across central London and the vibrant Midtown sub-market.





## ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
1st Floor	1,238	Available	11 - 19
Ground Floor	1,693	Available	15 - 26
Lower Ground Floor	1,357	Available	12 - 20
Total	4,288		

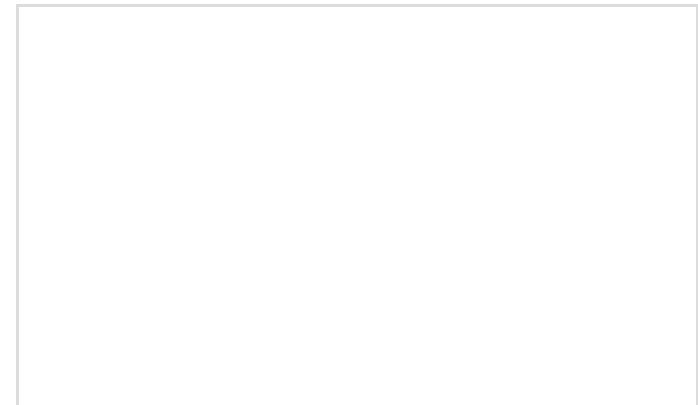
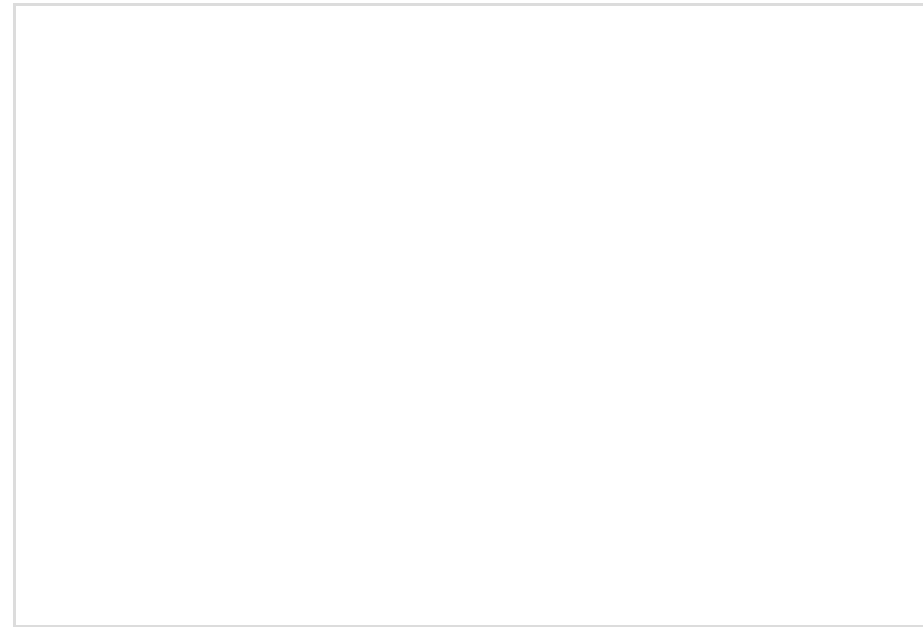
## AMENITIES

Self-contained building

Incredible value building to lease in in prominent location

Warehouse style with wonderful features

Tucked away on a quiet mews located just off Lamb's Conduit Street



## FURTHER INFORMATION

### Rent

£65,000 per annum

### Service Charge

N/A

### Rates

£7.89 per sq ft (est)

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## LOCATION

3 Long Yard sits in a quiet mews off the eastern side of Lambs Conduit Street in Bloomsbury.

The building enjoys good public transport links with Holborn (Central and Piccadilly lines), Chancery Lane (Central line) and Russell Square (Piccadilly line) all within a 5-10 minute walk.

For more information or to arrange a viewing, please contact Harvey Widdowson or Charlie Thompson.



**Farebrother**