

Bloomsbury, WC1

High quality, self contained and fully refurbished period townhouse providing 2,470 sqft of office space. The building is offered furnished.



- ELEVEN -

# Gower Street

11 Gower Street is an attractive self contained period building with historic significance, providing approximately 2 470 sqft of office accommodation in the heart of Bloomsbury. The property is offered fully furnished.



### Our sustainability responsibilities:



Carbon Reduction



Sustainable Refurbishments



Improved Air Quality

# Specification



Exquisite period features



Contemporary finishes



Cat 5e cabling



Kitchen facilities



Shower facilities



Use of private gardens\*

## Schedule of Areas

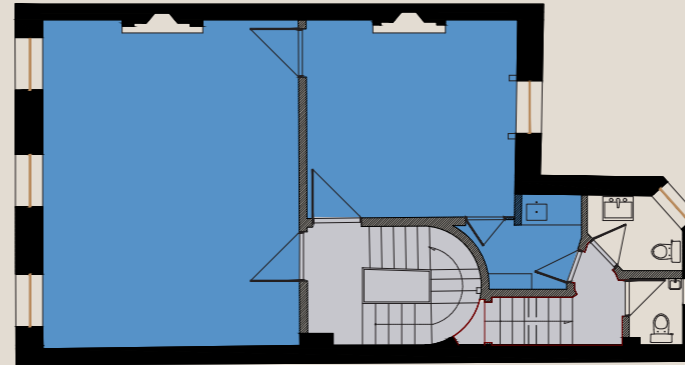
Floor	Floor	Sq Ft
Offices	Basement	441
External Storage	Basement	196
Offices	Ground	412
Kitchen	Ground	82
Offices	First	572
Offices	Second	485
Offices	Third	441
Internal Storage	Third	25
<b>Total</b>		<b>2,654</b>

\* subject to separate fee agreement



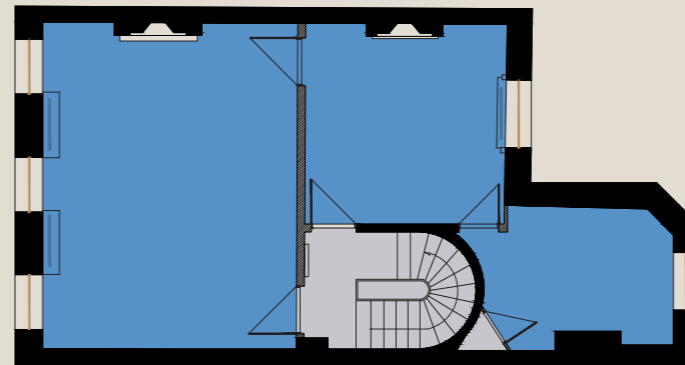
## Second Floor

485 Sq Ft / 45 Sq M



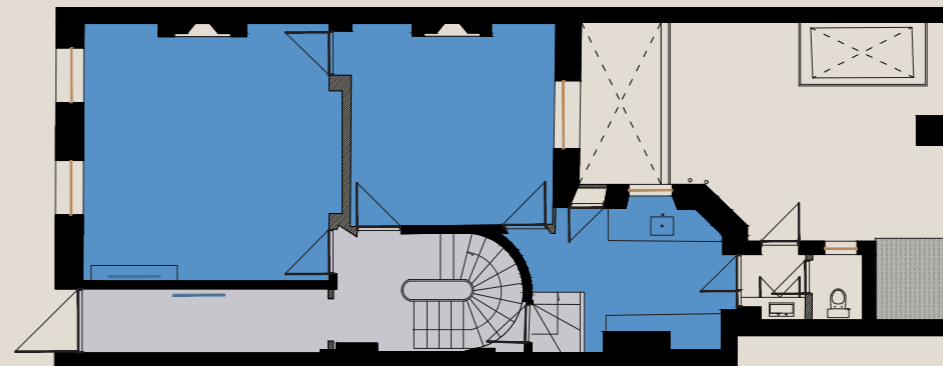
## First Floor

572 Sq Ft / 53 Sq M



## Ground Floor

412 Sq Ft / 38 Sq M



■ Office ■ Core ■ Private Gardens

Not to scale. Indicative Only.

The Location



Gordon Square Gardens



Local bartender



# Bloomsbury

Store Street Espresso

11 Gower Street is situated in Bloomsbury, London's fashionable, cultural and intellectual heart and is surrounded by coffee shops, bars, restaurants and numerous retailers. The property is also a short walk from several main line stations, namely; Tottenham Court Road, Russell Square, Goodge Street and Holborn. The Elizabeth Line will revolutionise journey times travelling from East to West and within Central London through Tottenham Court Road.

Local food



## The Neighbours

- 01. Google
- 02. Apollo
- 03. Gardiner & Theobald
- 04. Skyscanner
- 05. Bloomsbury Publishing
- 06. Facebook
- 07. McKinsey
- 08. The British Museum

## Restaurants/Bars

- 09. The Fitz Bar
- 10. Dalloway Terrace
- 11. Store Street Espresso
- 12. Café Deco
- 13. London Cocktail Club
- 14. Circolo Popolare
- 15. Riding House Bloomsbury
- 16. Ronnie Scott's

## Wellness

- 17. Yoga Pilates London
- 18. Montague on the Gardens
- 19. Nuffield Health
- 20. Dominion Theatre
- 21. Fitness Lab
- 22. Fitness First
- 23. F45
- 24. Bloomsbury Square Garden

## Compton

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