

Bloomsbury, WC1


THE BEDFORD ESTATES

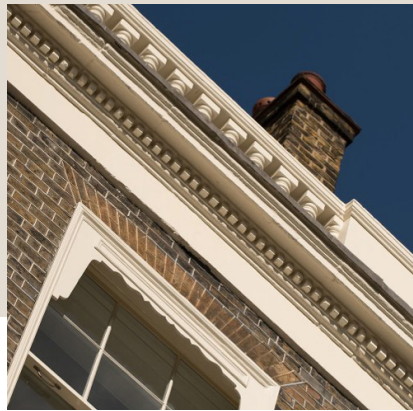
Stunning self-contained period townhouse
with outdoor space Building 5,045 ft²



- TWENTY ONE -

Bedford Square

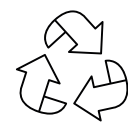
Overlooking private gardens in the heart of Bloomsbury, 21 Bedford Square has been sympathetically renovated to retain its period features. Exceptional standards throughout have been achieved providing stunning premium office space.



Our sustainability responsibilities:



Carbon Reduction



Sustainable Refurbishments



Improved Air Quality

The property has an appealing configuration; there is a generous hallway, central staircase, and well-proportioned, well-kept rooms throughout. Additionally, there is a separate self-contained building to the rear of the building accessible via the private terrace.

Additionally ingoing Tenants will benefit from access to the private Bedford Square Gardens (upon arrangement).

Specification



Self-contained building



Newly refurbished



Available from Q1 2023



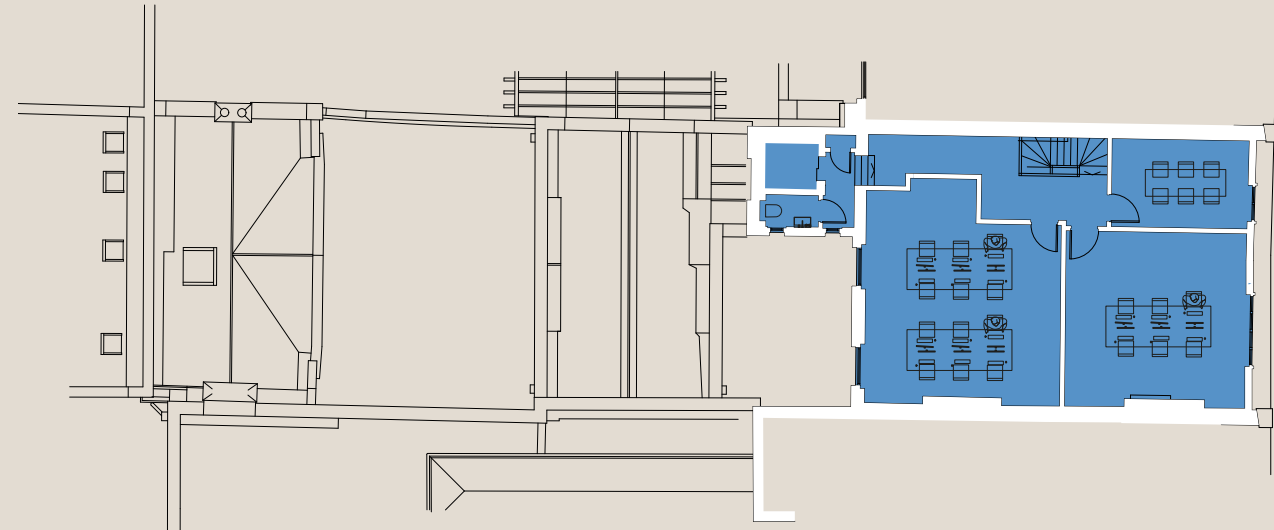
Private terrace

Schedule of Areas

Floor	Sq Ft	Sq M
Third	772	72
Second	784	73
First	813	76
Ground	1,071	99
Lower Ground	959	89
Subtotal	4,399	409
Coach House - G	646	60
Total	5,045	469

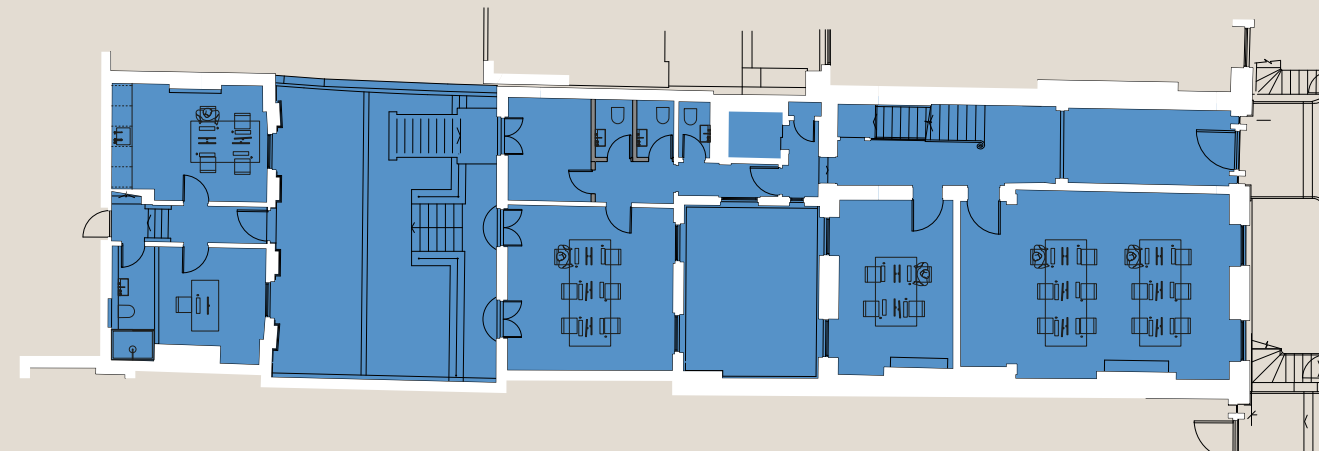
Typical Upper

772 Sq Ft / 72 Sq M



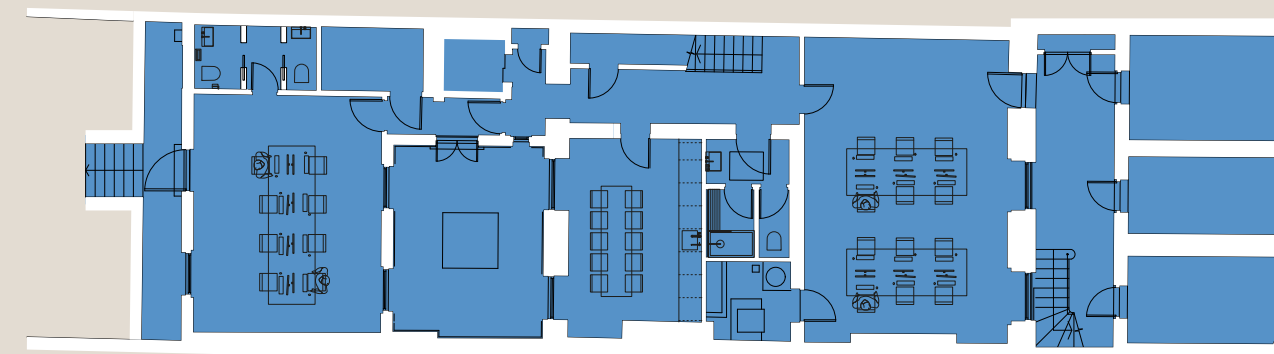
Ground

1,071 Sq Ft / 99 Sq M



Lower Ground

959 Sq Ft / 89 Sq M



■ Office ■ Core

Not to scale. Indicative Only.

The Location



Gordon Square Gardens



Local bartender



Bloomsbury

Store Street Espresso

21 Bedford Square 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 has revolutionised 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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