

50-51 RUSSELL SQUARE

WC1B 4JU

approximately 18,000 SQ FT of designed SPACE



THE BEDFORD ESTATES

50 –51 RUSSELL SQUARE WILL UNDERGO A
SENSITIVE AND HIGH-QUALITY
REFURBISHMENT TO DELIVER APPROXIMATELY
18,000 SQ FT OF DESIGN LED SPACE ACROSS
SEVEN FLOORS.









BLOOMSBURY

SITUATED IN THE HEART OF BLOOMSBURY,
50 – 51 RUSSELL SQUARE ENJOYS A
PRESTIGIOUS AND HISTORIC LOCATION JUST
MOMENTS FROM THE BRITISH MUSEUM.

A BLEND OF HERITAGE CHARM AND
MODERN CONVENIENCE, WITH EASY ACCESS
TO HOLBORN AND TOTTENHAM COURT
ROAD STATIONS.







THE NEIGHBOURS

- 1. Google
- 2. Apollo
- 3. Gardiner & Theobald
- 4. Skyscanner
- 5. Bloomsbury Publishing
- 6. Facebook
- 7. McKinsey
- 8. The British Museum
- 9. GSK
- 10. Mediacom

RETAIL

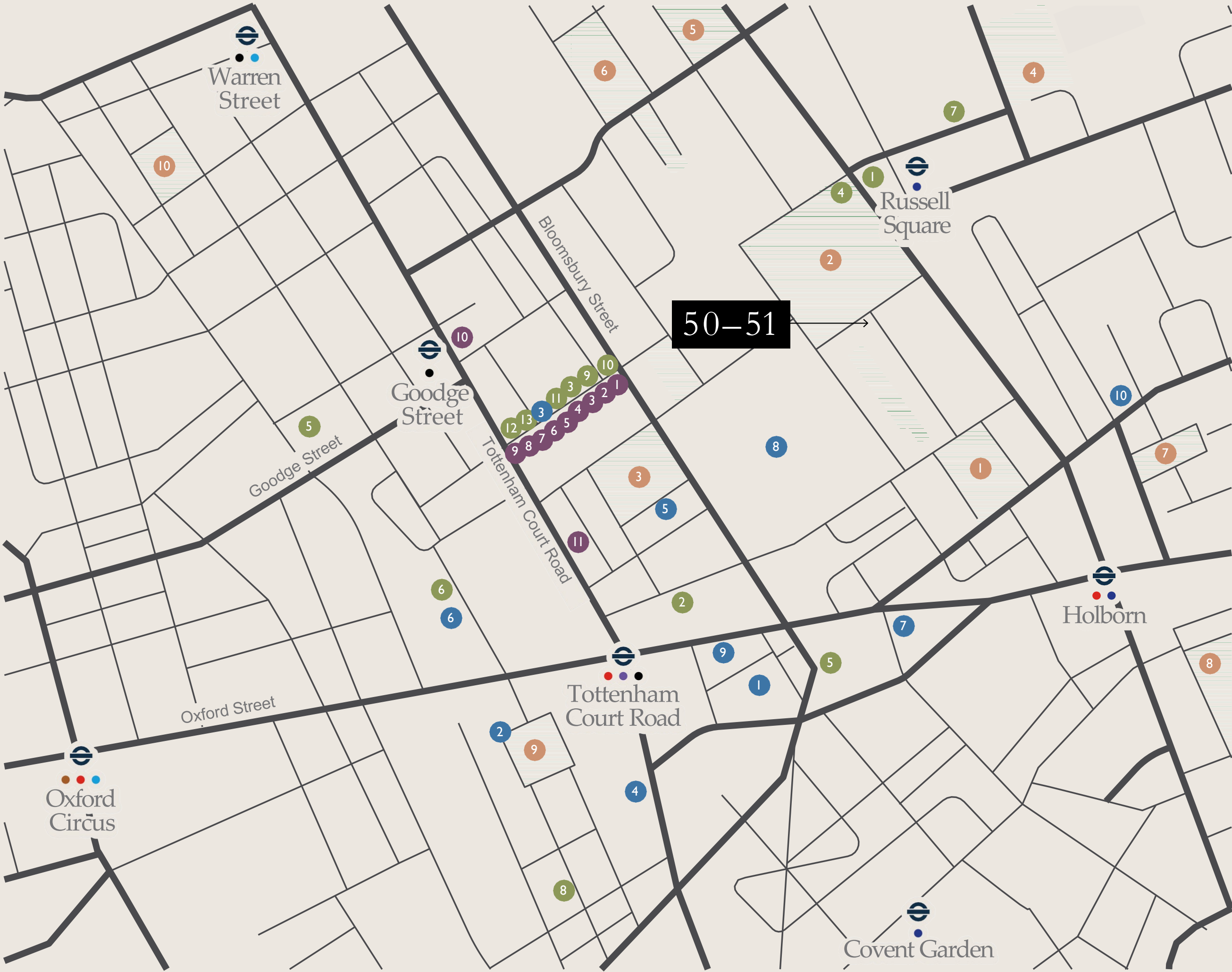
- 1. Orchidya
- 2. The Printing Centre
- 3. Decadence Salon
- 4. Cyclefit Store Street
- 5. Store Street Opticians
- 6. Iris Avenue
- 7. Treadwells Bookshop
- 8. Russell and Chapple
- 9. Store Street Framing
- 10. Heals
- 11. Warhammer

FOOD & DRINK

- 1. Fitz Bar
- 2. Dalloway Terrace
- 3. Store Street Espresso
- 4. Caffè Tropea
- 5. London Cocktail Club
- 6. Circolo Popolare
- 7. Riding House Bloomsbury
- 8. Ronnie Scott's
- 9. SKZO
- 10. Café Deco
- 11. Amelie's Wine House
- 12. The Life Goddess
- 13. Pentole e Padelle

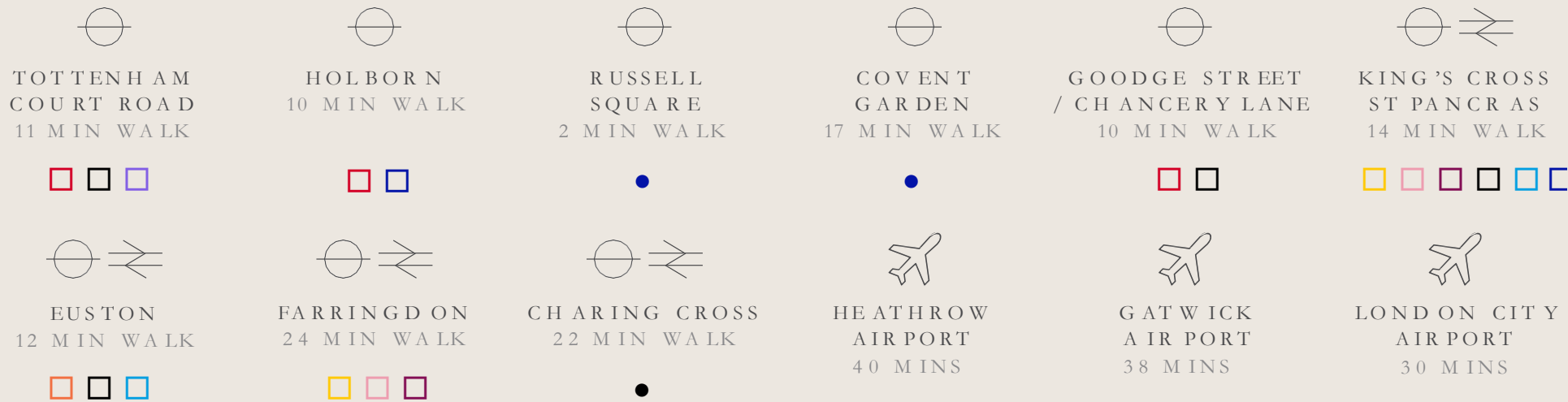
GARDEN SQUARES

- 1. Bloomsbury Square Gardens
- 2. Russell Square Gardens
- 3. Bedford Square Gardens
- 4. Brunswick Square
- 5. Tavistock Square
- 6. Gordon Square
- 7. Red Lion Square
- 8. Lincoln's Inn Fields
- 9. Soho Square
- 10. Fitzroy Square



EXCEPTIONALLY CONNECTED

JUST MINUTES FROM MAJOR TRANSPORT
HUBS: KING’S CROSS ST PANCRAS, EUSTON,
AND RUSSELL SQUARE, THE AREA
PROVIDES SEAMLESS ACCESS ACROSS
LONDON, THE UK, AND BEYOND.







HIGHLIGHTS

- BREEAM Excellence
- EPC A (17)
- Three private terraces, overlooking Russell Square and private gardens
- On-site secure bike storage and high specification changing room / showers
- Mechanical Ventilation via MVHR units with additional natural ventilation via. openable windows
- New bespoke lift with step free access from street level
- VRF Heating & Cooling
- Diversion from landfill – targeting above 98%
- On site energy generation via Photovoltaic and solar thermal panels on roof.
- Low Volatile Organic Compounds (VOC) materials.