

50-51 RUSSELL SQUARE

WC1B 4JU

APPROXIMATELY 18,000 SQ FT OF DESIGN LED WORKSPACE



THE BEDFORD ESTATES

HISTORIC SIGNIFICANCE

SET WITHIN TWO ELEGANT GRADE II LISTED
GEORGIAN TOWNHOUSES, 50-51 RUSSELL SQUARE
IS UNDERGOING A SENSITIVE AND
HIGH-QUALITY REFURBISHMENT TO DELIVER
APPROXIMATELY 18,000 SQ FT OF DESIGN LED
WORKSPACE ACROSS FIVE 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

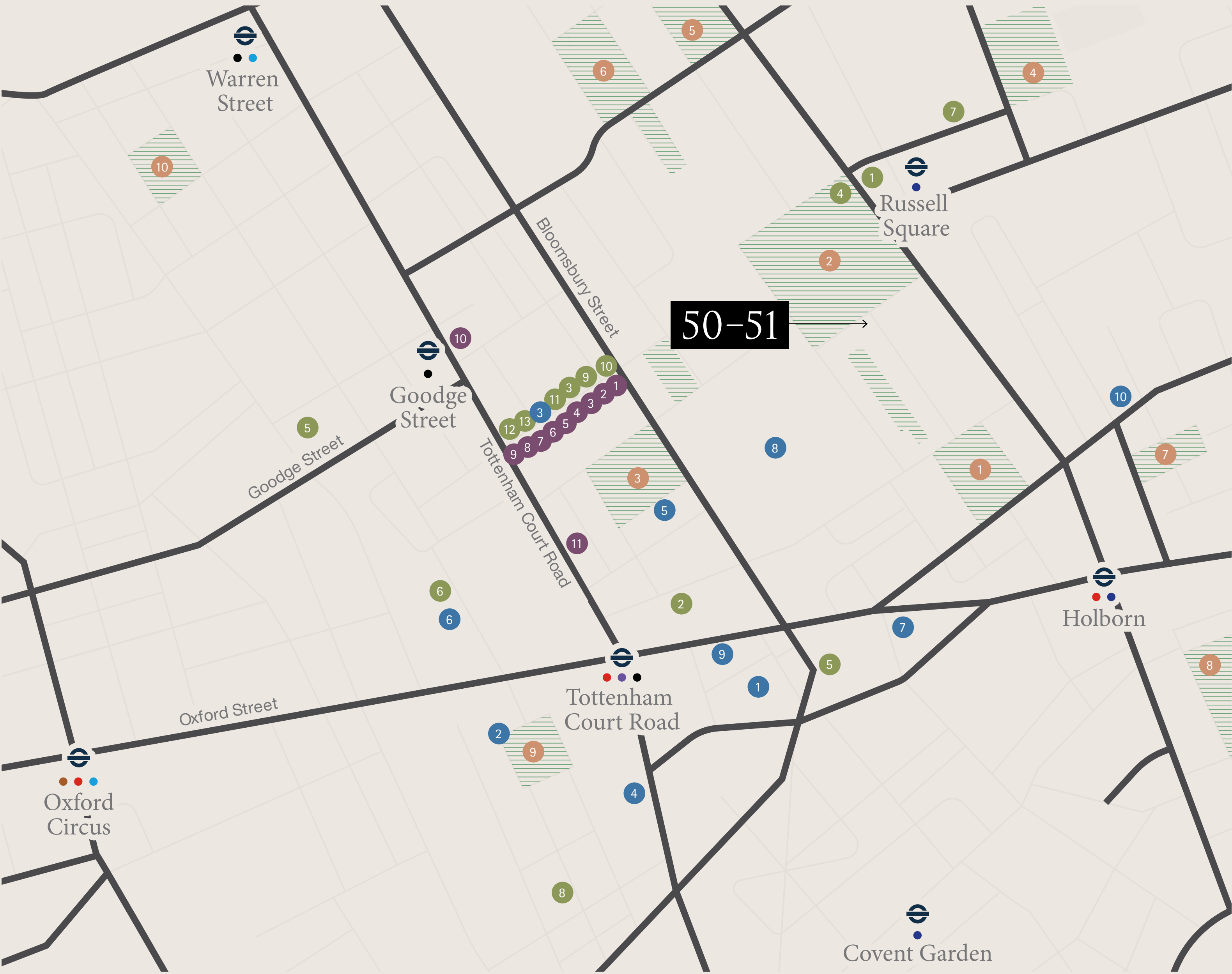
- 1. Orchidya
- 2. The Printing Centre
- 3. Decadence Salon
- 4. Cyclefit Store Street
- 5. Store Street Opticians
- 6. Iris Avenue
- 7. Treadwells Bookshop
- 8. Russell and Chapple
- 9. Store Street Framing
- 10. Heals
- 11. Warhammer

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

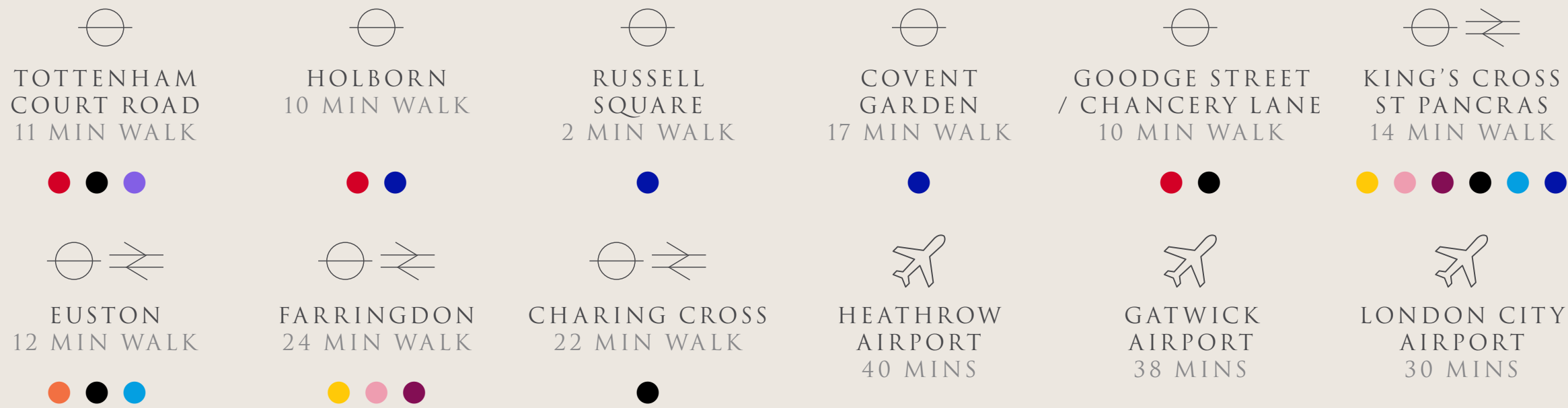
GARDEN SQUARES

- 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



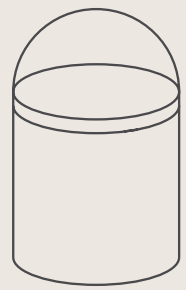
EXCEPTIONALLY CONNECTED

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.





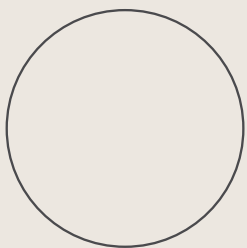
HIGHLIGHTS



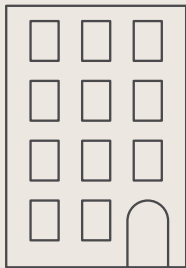
UNDERGOING A
COMPREHENSIVE
REFURBISHMENT



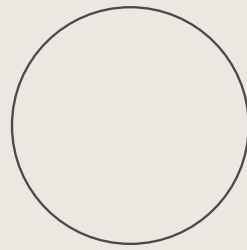
SELF CONTAINED
BUILDING



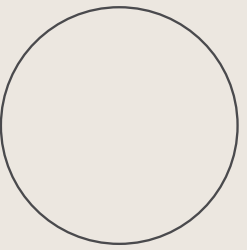
PC DUE
Q2 2027



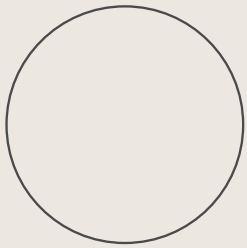
GRADE II LISTED
GEORGIAN
TOWNHOUSE



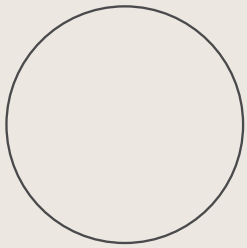
HIGH QUALITY
FINISHES
THROUGHOUT



BRAND NEW
WINDOWS



NEW AIR
CONDITIONING
SYSTEM



FANTASTIC
NATURAL
DAYLIGHT



THE ACCOMMODATION COMPRISES
THE FOLLOWING AREAS

FLOOR	SQ_FT	SQ_M
5TH	1,657	153.94
4TH	2,228	207.0
3RD	2,228	207.0
2ND	3,519	327.04
1ST	3,390	314.05
GROUND	3,778	351.07
LOWER GROUND	2,109	195.98
TOTAL	18,909	1,756.08



EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS

JOSHUA MILLER
JM@COMPTON.LONDON
07917 725 365

SHAUN SIMONS
SS@COMPTON.LONDON
07788 423 131

JOSH PERLMUTTER
JP@COMPTON.LONDON
07814 699 096

IAN BRADSHAW
IBRADSHAW@EDWARDCHARLES.CO.UK
07468 525 486

MOLLY MAGUIRE
MMAGUIRE@EDWARDCHARLES.CO.UK
07860 612 343

