



21 BEDFORD SQUARE

WC1

5,001 SQ FT OF DESIGN LED WORKSPACE



THE BEDFORD ESTATES

HISTORIC SIGNIFICANCE

LOCATED ON BEDFORD SQUARE IN THE HEART OF BLOOMSBURY, 21 BEDFORD SQUARE HAS BEEN SYMPATHETICALLY RENOVATED TO RETAIN ITS PERIOD FEATURES TO AN EXCEPTIONAL STANDARD THROUGHOUT, PROVIDING STUNNING PREMIUM MODERN OFFICE SPACE.

ADDITIONALLY INGOING TENANTS WILL BENEFIT FROM ACCESS TO THE PRIVATE BEDFORD SQUARE GARDENS (UPON ARRANGEMENT).













BLOOMSBURY

SITUATED IN THE HEART OF BLOOMSBURY,
21 BEDFORD 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

UNIVERSITIES

- 1. University of Westminster Regent Street
- 2. University of Westminster Cavendish Campus
- 3. Sotheby's Institute of Art
- 4. University College London
- 5. University of London
- 6. Birbeck, University of London
- 7. SOAS University of London
- 8. UCL Institute of Education
- 9. SOAS School of Law

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

STUDENT ACCOMODATION

- 1. Astor College
- 2. UniteStudents
- 3. Scape Bloomsbury
- 4. Helen Graham House
- 5. Prestige Student Living Grosvenor House



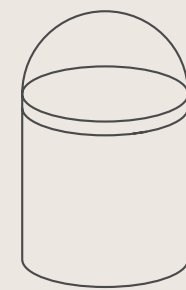
EXCEPTIONALLY CONNECTED

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.





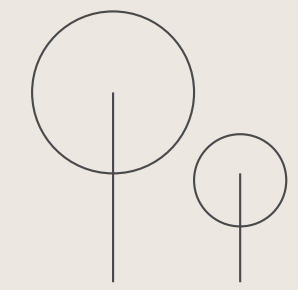
HIGHLIGHTS



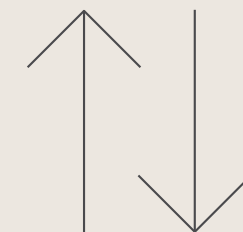
NEWLY REFURBISHED



SELF CONTAINED
BUILDING



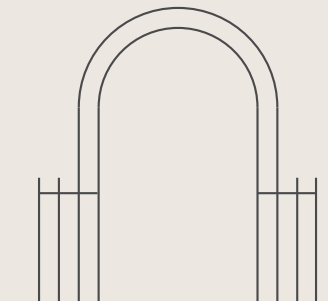
PRIVATE TERRACE



LIFT ACCESS



EXTERIOR COACH
HOUSE



ACCESS TO BEDFORD
SQUARE GARDEN
OPPOSITE
THE BUILDING



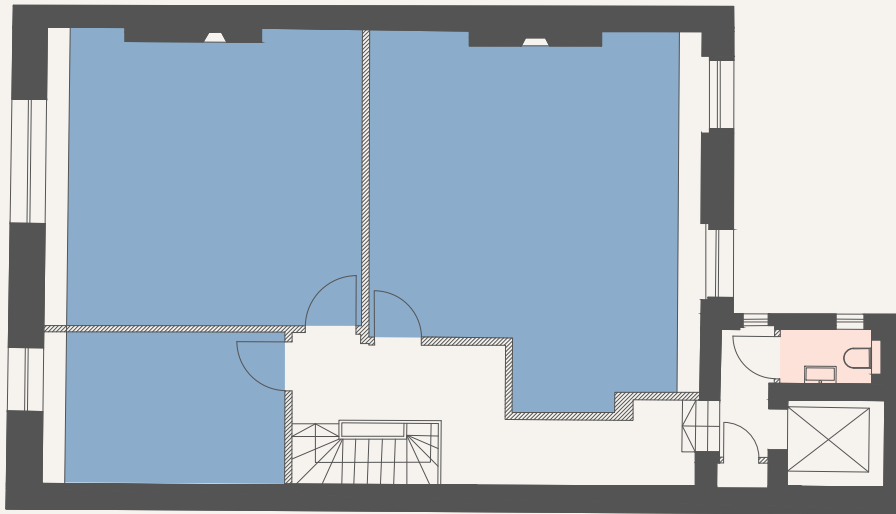


THE ACCOMMODATION COMPRISES
THE FOLLOWING AREAS

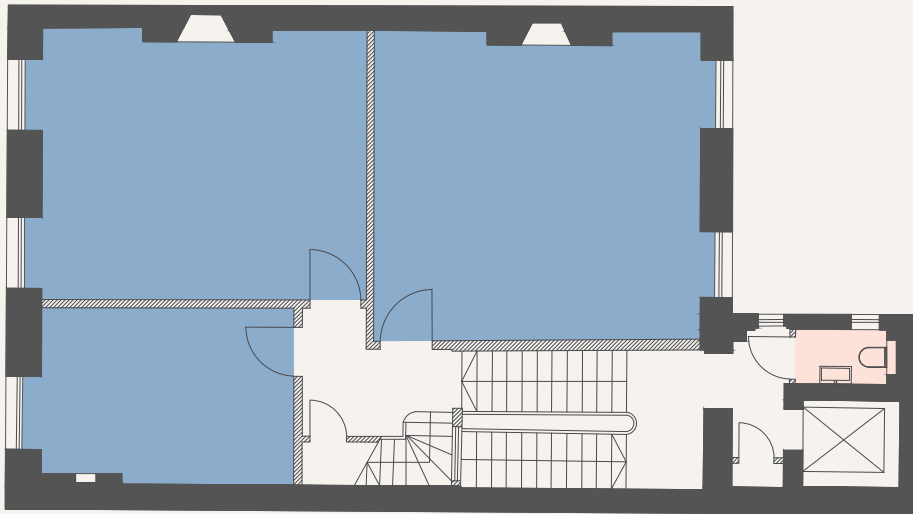
FLOOR	SQ FT	SQ M
THIRD	744	69
SECOND	794	74
FIRST	820	76
GROUND	1,017	94
LOWER GROUND	1,041	97
BUILDING (COACH HOUSE)	585	54
TOTAL	5,001	465

FLOORPLANS

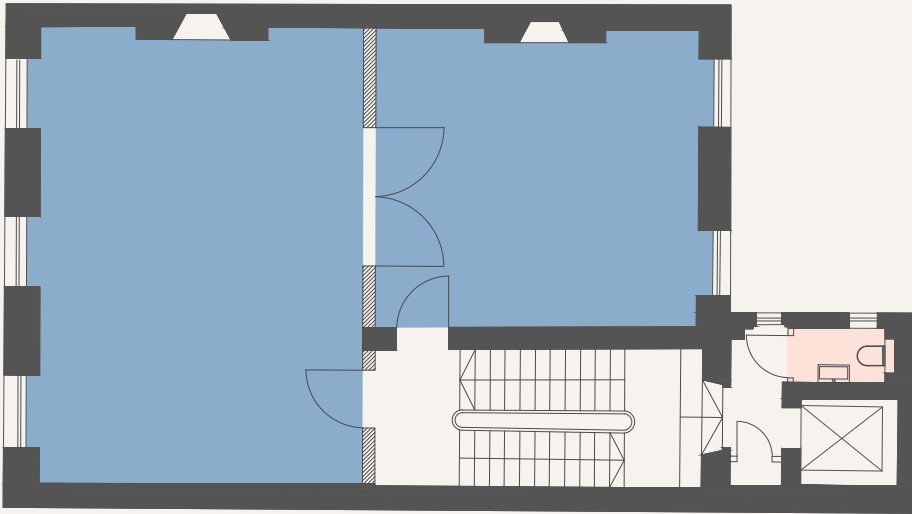
THIRD FLOOR
744 SQ FT / 69 SQ M



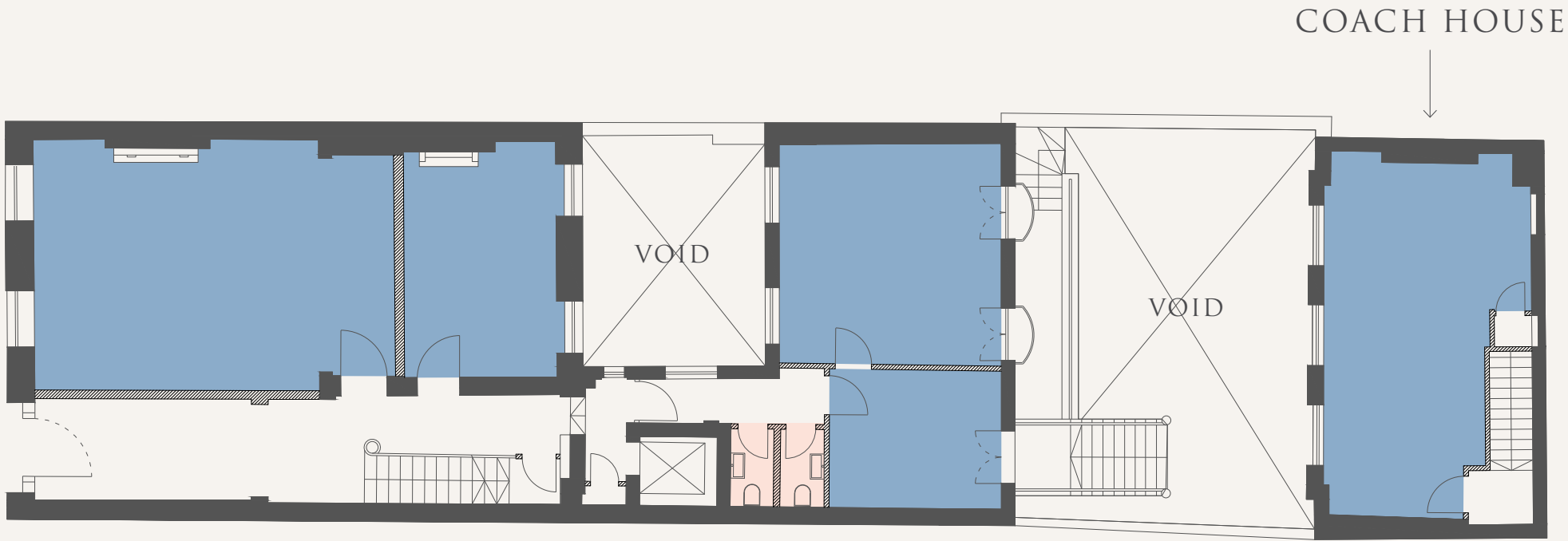
SECOND FLOOR
794 SQ FT / 74 SQ M



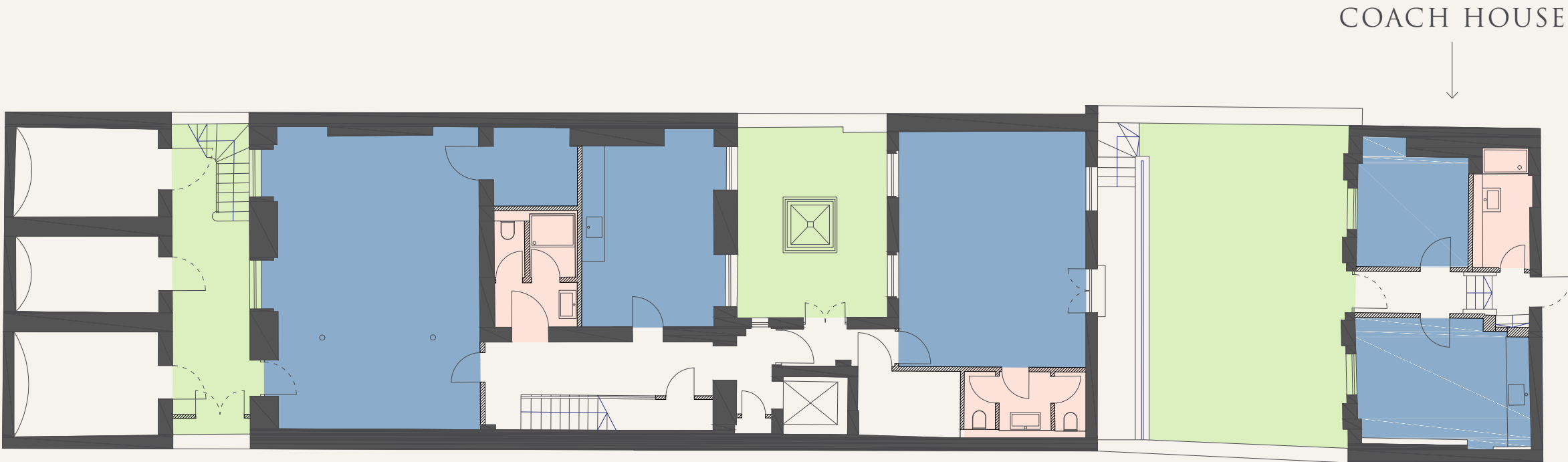
FIRST FLOOR
820 SQ FT / 76 SQ M



GROUND FLOOR
1,017 SQ FT / 94 SQ M



LOWER GROUND FLOOR
1,041 SQ FT / 97 SQ M





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