

Bloomsbury, WC1

Self-contained Georgian townhouse, close to  
Bedford Square 2,157 sq ft – Available now



– THREE –

Gower Street



Located on Gower Street a short walk from Tottenham Court Road station (Elizabeth Line), the building provides fully fitted and ready to work space with 5G to suit a diverse range of business users. Including meeting rooms, collaboration areas, a mixture of open plan workspace, breakout space and private offices.



Our sustainability responsibilities:



Carbon  
Reduction



Sustainable  
Refurbishments



Improved  
Air Quality





# Floorplans

The property has beautiful original period features and benefits of being fully self-contained. Arranged over five floors, with a high level internal specification as detailed below.

# Specification



Self-contained



Refurbished workspace



Benefiting from E class use



Good natural light and ceiling heights



LED lighting



Comfort cooling



Period features



WCs & shower



Kitchenette



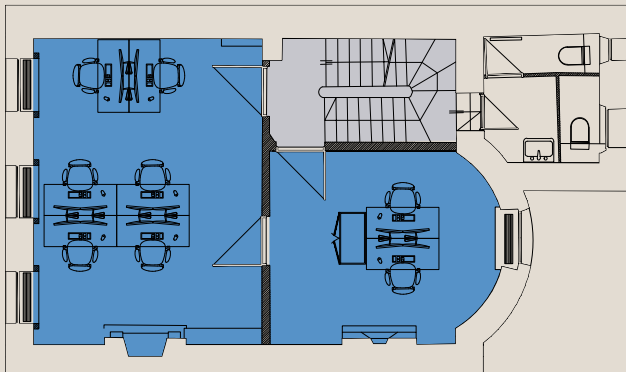
Fitted

# Schedule of Areas

Floor	Sq Ft
Third	342
Second	436
First	423
Ground	425
Lower Ground	531
Total	2,157

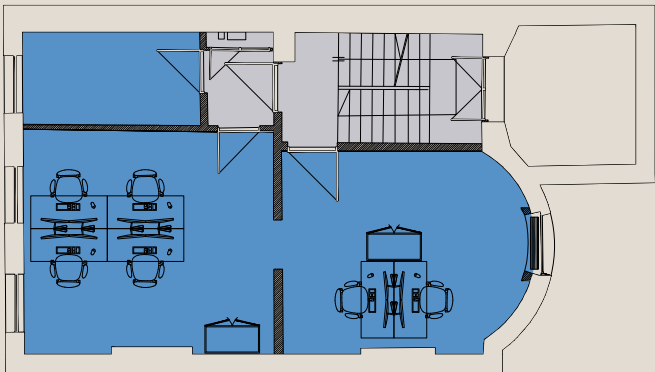
## First Floor

423 Sq Ft / 32.3 Sq M



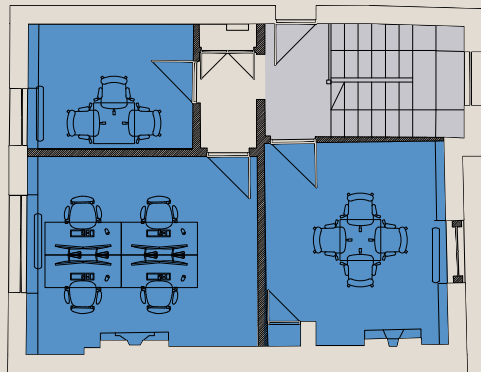
## Second Floor

436 Sq Ft / 40.5 Sq M



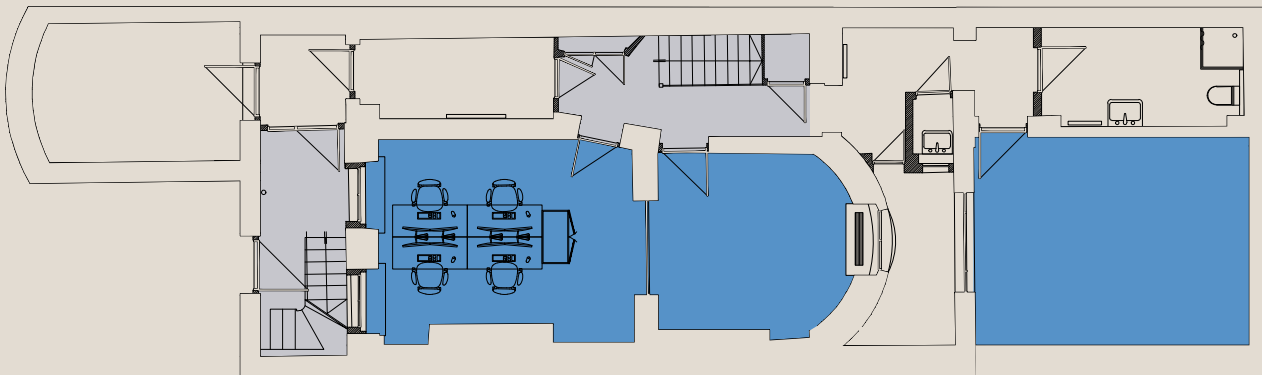
## Third Floor

342 Sq Ft / 31.8 Sq M



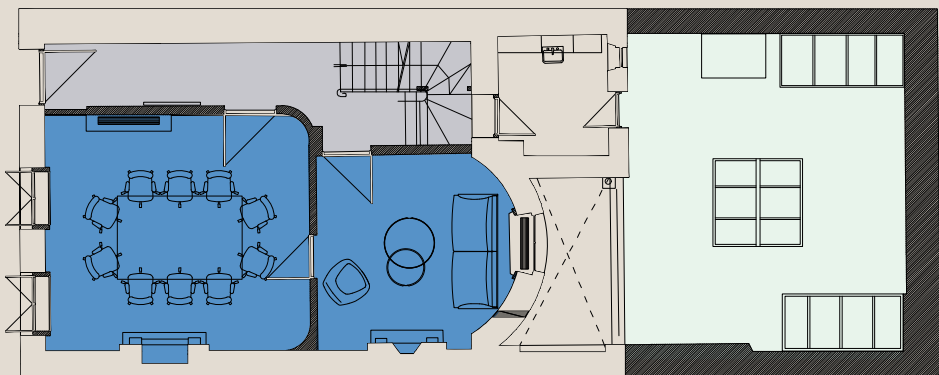
## Lower Ground

531 Sq Ft / 49.3 Sq M



## Ground

425 Sq Ft / 39.5 Sq M



Office Core Terrace

Not to scale. Indicative only.



The Location



Gordon Square Gardens



Local bartender



# Bloomsbury

Store Street Espresso

3 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

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