

**New lease - Class E use - 5 minutes from Russell Square tube station**  
**84 Marchmont Street,**  
**London, WC1N 1AG**



**LOCATION:** The subject property occupies a busy trading location in Bloomsbury, London, a short walk from The Brunswick Shopping Centre. The unit is 5 minutes' walk from Russell Square and Kings Cross stations. The area combines a mix of boutique retailers, independent restaurants and national multiples, with nearby occupiers including **Judd Books, Valencia Cafe, Pret A Manger** and **Choppaluna**.

**TERMS:** A new effectively full repairing & insuring lease for a term to be agreed.

**RENT:** **£48,000** per annum exclusive.

**ACCOMMODATION:** The unit is arranged over ground floor and basement, comprising the following approximate net internal floor areas:

**Ground Floor:** 458 sq ft (42.5 sq m)

**Basement Ancillary:** 882 sq ft (81.9 sq m)

[Click here for internal video](#) - further images are available on request.

**USE:** The property benefits Class E use - offering flexibility between multiple uses including retail, restaurant, professional services, office, gym & light industrial.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs.

**EPC:** Available on request.

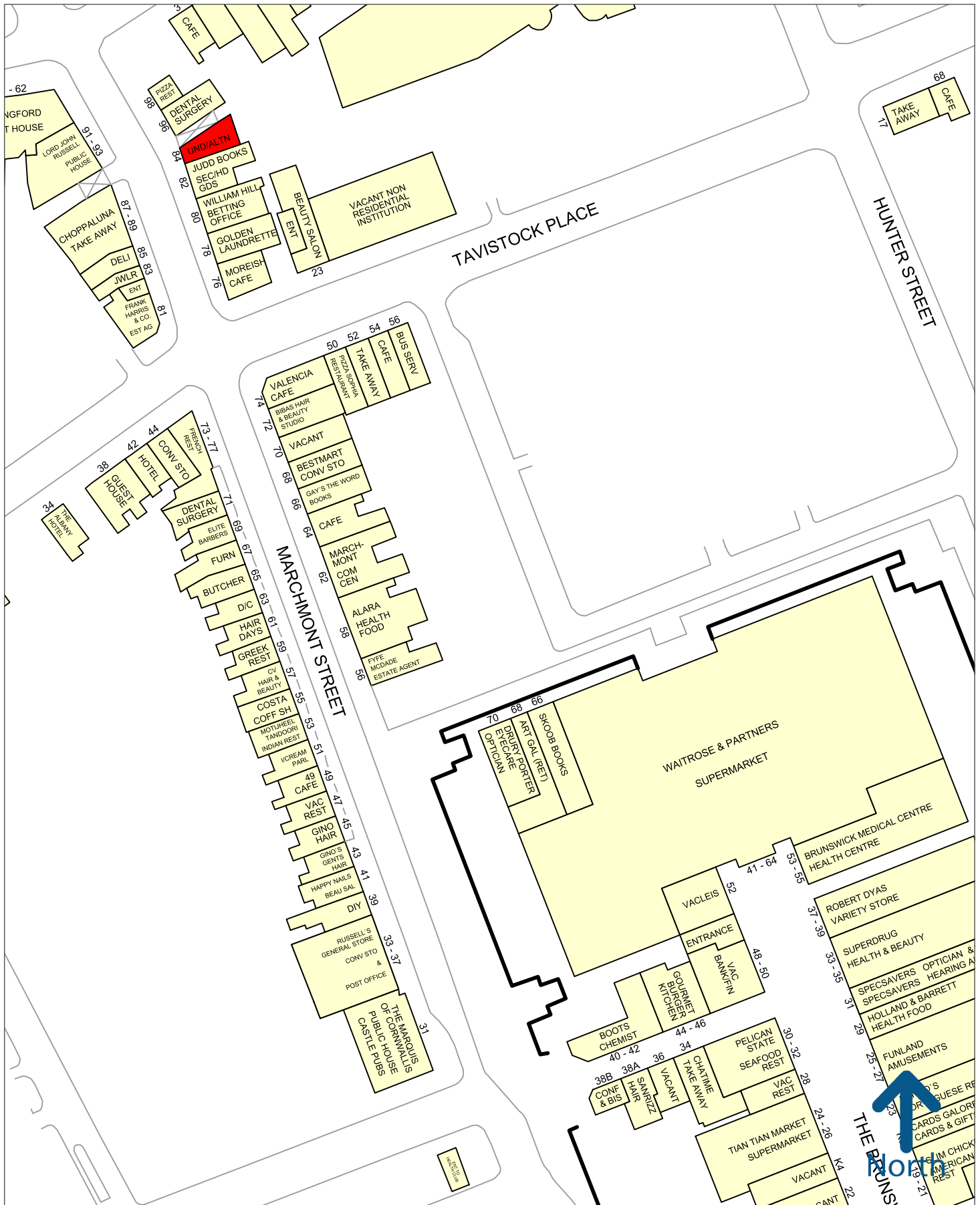
**RATES:** Rateable Value: £22,750 Rates Payable: £11,352.

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