



26-28 BEDFORD ROW

MIDTOWN, WC1

OPPORTUNITY TO CREATE BESPOKE FITTED WORKSPACE



26-28

metris

ACCOMMODATION

The property is located on the Western side of Bedford Row and benefits from excellent transport links and is surrounded by bars, cafes, restaurants, and historical buildings all within close walking distance

The first floor provides an attractive and efficient office floor benefiting from excellent natural light via a series of large sash windows overlooking the mature trees of Bedford Row.

FLOOR	SIZE SQ FT	SIZE SQ M	GUIDING RENT (PSF)	ESTIMATED RATES (PSF)	ESTIMATED SERVICE CHARGE (PSF)
1 st	2,815	261	52.50	26.26	8.30

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority

OPPORTUNITY

The landlord will engage with an occupier to create a bespoke fit-out to an agreed specification. The regular floorplate, good floor-to-ceiling heights and abundant window frontage create an excellent opportunity for occupiers to deliver a bespoke fit-out within a well-presented period building in the heart of Midtown's legal district.

EPC

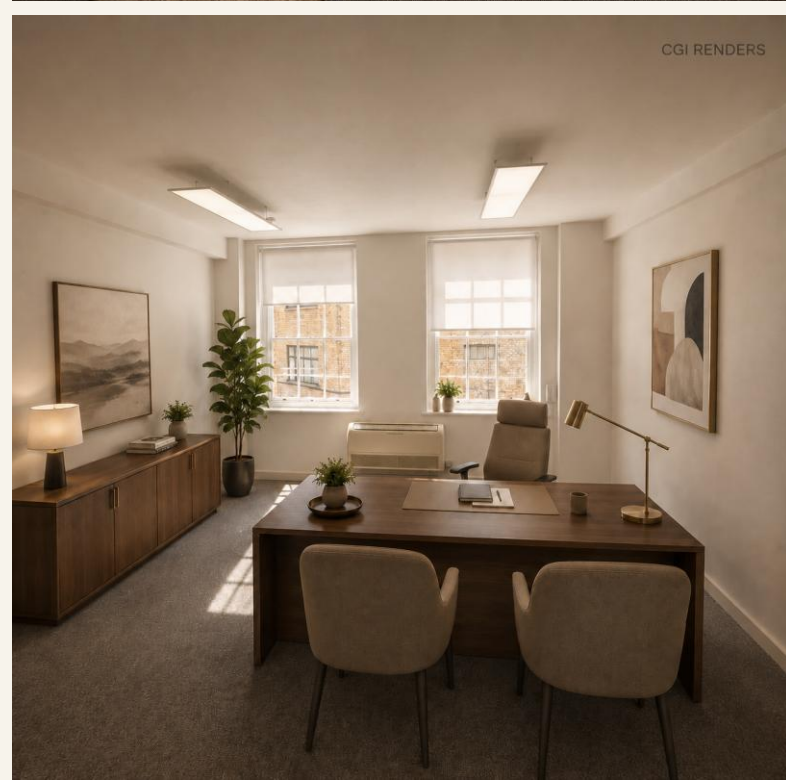
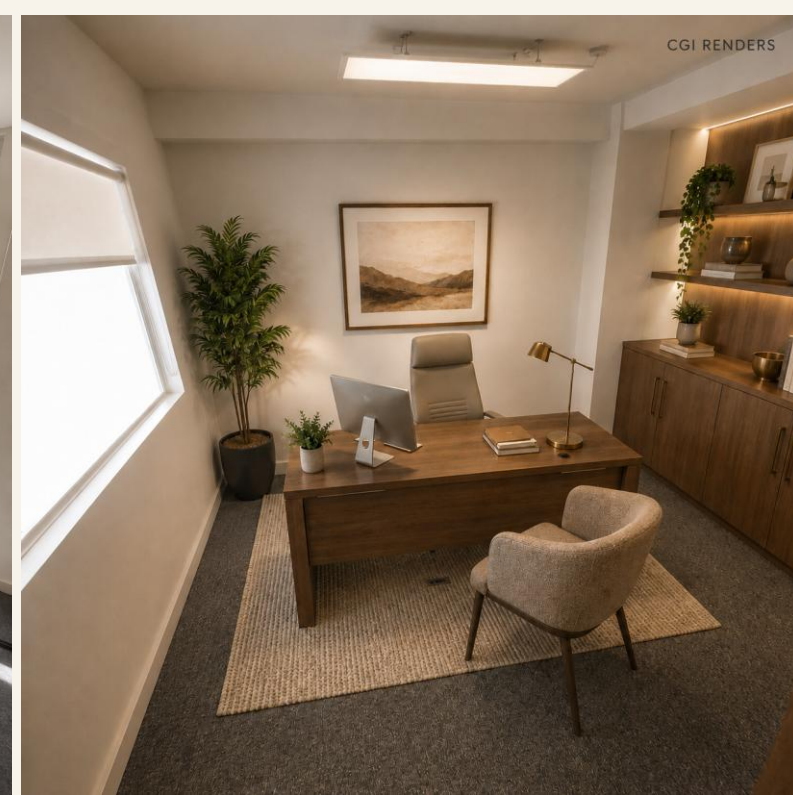
EPC available upon request

FEATURES

- 24-hour access
- Passenger lift
- Demised toilets and Kitchenette
- Fitted meeting rooms
- DDA compliant
- Meeting rooms
- Excellent natural light and good floor to ceiling height

TRANSPORT LINKS

26–28 Bedford Row benefits from excellent central London transport connections. Farringdon station is a short walk away, offering Elizabeth line, Thameslink and Circle, Hammersmith & City and Metropolitan line services, providing fast journeys across the capital and out to Heathrow, Canary Wharf and beyond. Chancery Lane (Central line) and Holborn (Central & Piccadilly lines) are also nearby, giving easy access to the West End, the City and major rail termini. Frequent bus services run along High Holborn, Kingsway and New Oxford Street, ensuring straightforward links across London.







DRINKS

The Clarence
Goat Tavern
Leicester Arms
The Kings Head
The Burlington Arms

FOOD

Bocconcino Mayfair
Franco's
45 Jermyn St.
HIDE
Sexy Fish
Gymkhana
Hakkasan Mayfair
Nobu
Cecconi's Mayfair

COFFEE

Blank Street Coffee
Pret a Manger
Noxy Brothers
Hagen Espresso Bar

SHOPPING

Burlington Arcade
Ralph Lauren
Chanel
Hermes
Dior
Fortnum & Mason

MEMBERS CLUBS

Apollo's Muse
The Twenty-Two
Annabelle's
Nikita
The Saville Club
Allbright Mayfair

BEAUTY & WELLBEING

Nails Mayfair
Dr Nyla Medispa
The Skin Lab – Augustinus Bader
Gentlemen's Tonic
The Barber Shop
Pankhurst London
Lanserhof Gym at The Arts Club



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