

39 MARCHMONT STREET

BLOOMSBURY, WC1N 1AP

F O R E S T
REAL ESTATE

TO LET

741 SQ FT

Newly Renovated Retail Premises

Key Features

- Set over ground and basement
- Internal and external access to the basement is provided, allowing for separate access if required
- Minutes from Russell Square station (Piccadilly line)
- Use Class E
- Rear enclosed courtyard
- Located opposite The Brunswick Centre
- Finished to Shell & Core, ready for tenant fit-out
- The ground and basement floors can be leased either separately or as a whole

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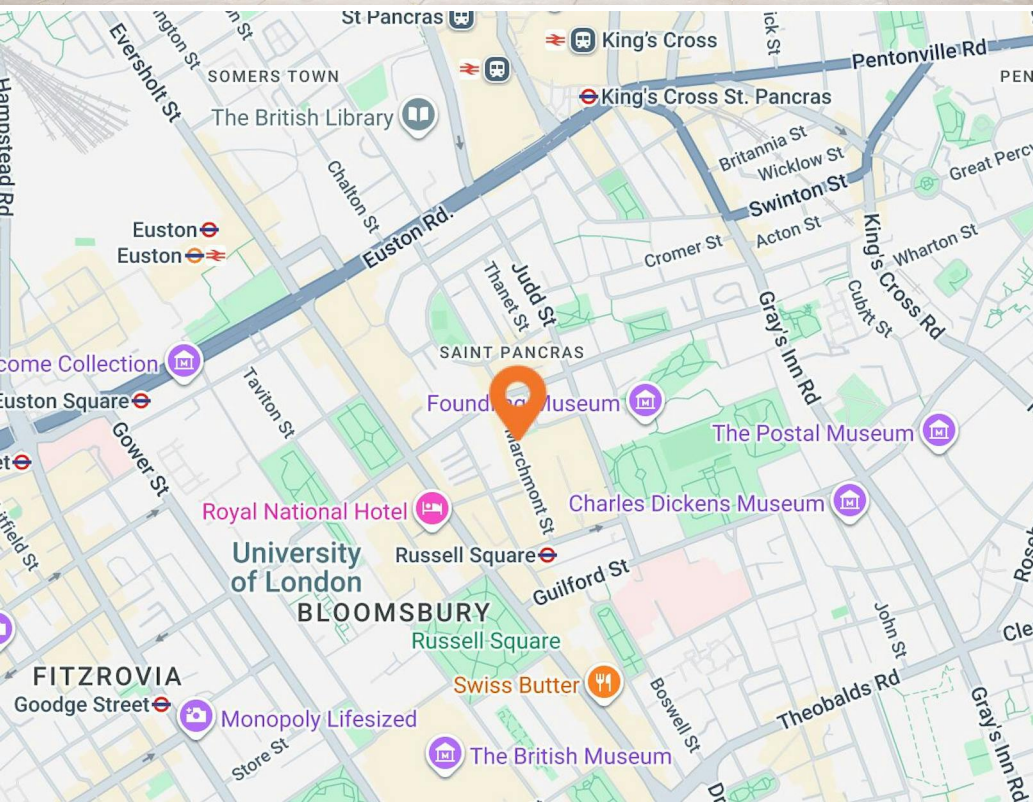
Description

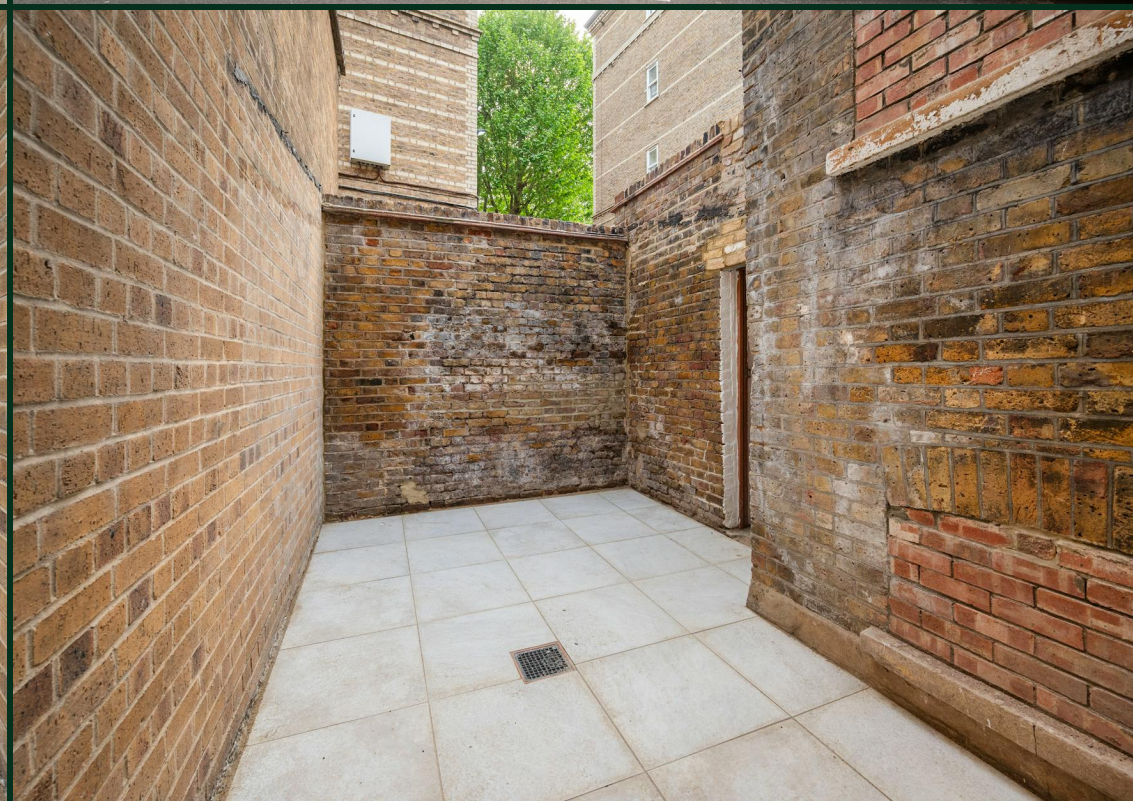
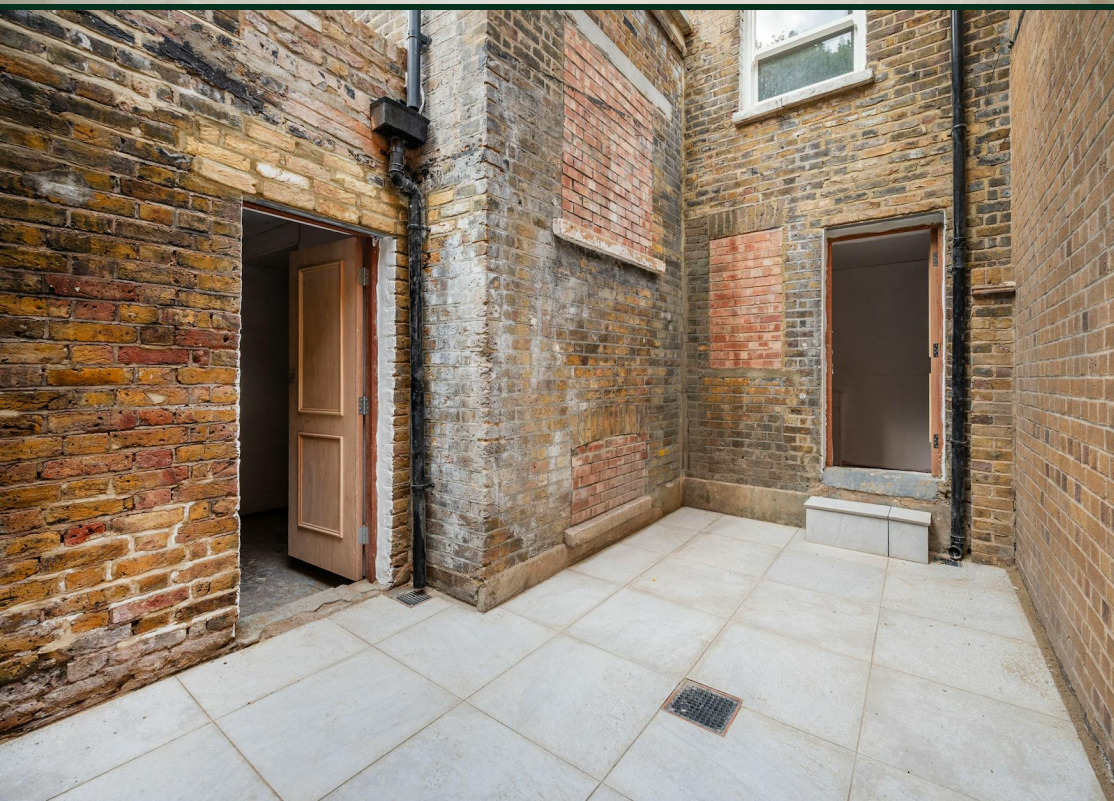
Recently comprehensively refurbished throughout, this attractive Grade II Listed building offers a retail unit arranged across ground floor and basement levels to a Shell & Core specification, providing flexible accommodation suitable for a variety of occupiers. The property further benefits from internal and external access to the basement together with a private enclosed rear courtyard, providing useful ancillary space and excellent natural separation.

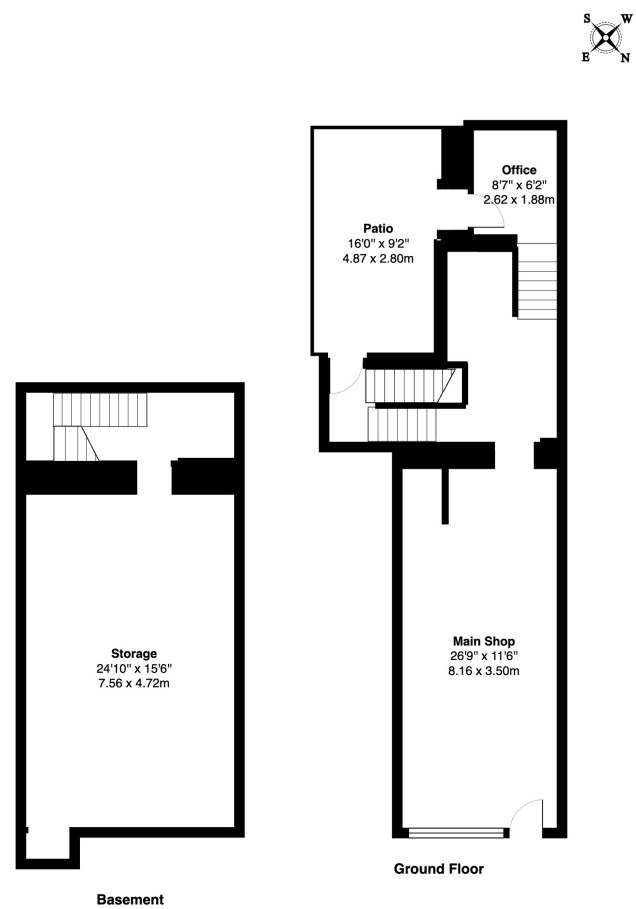
Location

Positioned in the heart of Bloomsbury, Marchmont Street is a vibrant and well-established retail destination renowned for its independent operators, cafés, restaurants and convenience-led occupiers. The street benefits from strong levels of footfall generated by the surrounding dense residential population, nearby offices, hotels and world-renowned academic institutions including University College London and SOAS University of London.

The area is exceptionally well connected, with Russell Square Station, King's Cross St Pancras Station and Euston Station all within easy walking distance, providing access to the London Underground, National Rail and international Eurostar services. Marchmont Street's eclectic mix of retail and leisure operators, combined with its central London location, continues to attract a diverse and affluent customer base throughout the day and evening.







Marchmont Street, WC1N
Total Gross Area: 1034 ft² ... 96.0 m² (excluding patio)
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	375	34.84
Ground	366	34
Total	741	68.84
Lease	New Lease	
Rent	£60,000 per annum	
Rates	£9,072.50 per annum	
Service Charge	N/A	
VAT	Applicable	
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment	

Contact

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F O R E S T
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