



**LDG**

The  
Creative  
Property Team

# 37-41 GOWER STREET

office to let 2 of 3

## USE

Offices – B1

## UNITS

Office 5	200 SQ.FT.	5-5 workstations.
Office 6	163 SQ.FT.	3-4 workstations.
Office 9	395 SQ.FT.	9-11 workstations.
Office 10	140 SQ.FT.	3-4 workstations.

## THE SPACE

Designed behind a period, listed façade, the client offers a range of unbranded, air-conditioned offices with reception space, fully equipped meeting room as well as a fully landscaped garden.

## HIGHLIGHTS

- Fully Fitted Offices
- Air-Conditioning
- Manned Reception
- Shared Meeting Room Available For Hire.
- Shared Kitchen and Break Out Area.
- Shower Facilities
- Landscaped Garden
- Digital Telephone Service With On Site Call Management

## CONNECTIVITY

We are advised that the building has a shared 100MB fibre solution. Further information is available upon request.

## ALL INCLUSIVE COSTINGS

	PCM	PER ANNUM
<b>Suite 5</b>	£2,166.66	£26,000.00
<b>Suite 6</b>	£1,765.83	£21,190.00
<b>Suite 9</b>	£4,279.17	£51,350.00
<b>Suite 10</b>	£1,516.66	£18,200.00
<b>TOTAL</b>	<b>£9,728.32</b>	<b>£116,740.00</b>

## LEASE

Flexible leases by arrangement.

## DATAROOM

EPC & other reports are available upon request.

## POSTCODE

WC1E 6HH

## NEIGHBOURHOOD

Bloomsbury

## COMMUTE

Goodge Street.	4 mins
Russell Square.	8 mins
Tottenham Court Road.	8 mins
Warren Street.	10 mins
Euston Street.	11 mins

## EATS

- BAO
- Ristorante Olivelli
- Honest Burger
- Busaba
- Franco Manca
- Le Pain Quotidien

## LIQUID LUNCH

- TCR Lounge Bar
- Reverend J W Simpson
- Jack Horner
- Crazy Bear Fitzrovia
- Simmons Bar
- Marlborough Arms

## A STRETCH AWAY

- Fitness First
- Xen-Do Martial Arts
- YMCA Club
- The 52 Club
- F45
- Regents Park

## LOCAL AUTHORITY

Westminster.



## READY TO TALK?

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<b>Cary Dennington</b>	<i>cary@ldg.co.uk</i>
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# WELCOME TO 37-51 GOWER STREET . . . .



READY TO TALK?

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