

# 5 BEDFORD ROW

BLOOMSBURY WC1



A modern classic, 5 Bedford Row is being comprehensively refurbished to provide amenity rich office space, in the heart of Bloomsbury. Available from 1,960 sq ft to 27,200 sq ft



Waterloo 

Temple 

Royal Courts of Justice

Chancery Lane 

Lincoln's Inn Fields

Gray's Inn

Covent Garden 

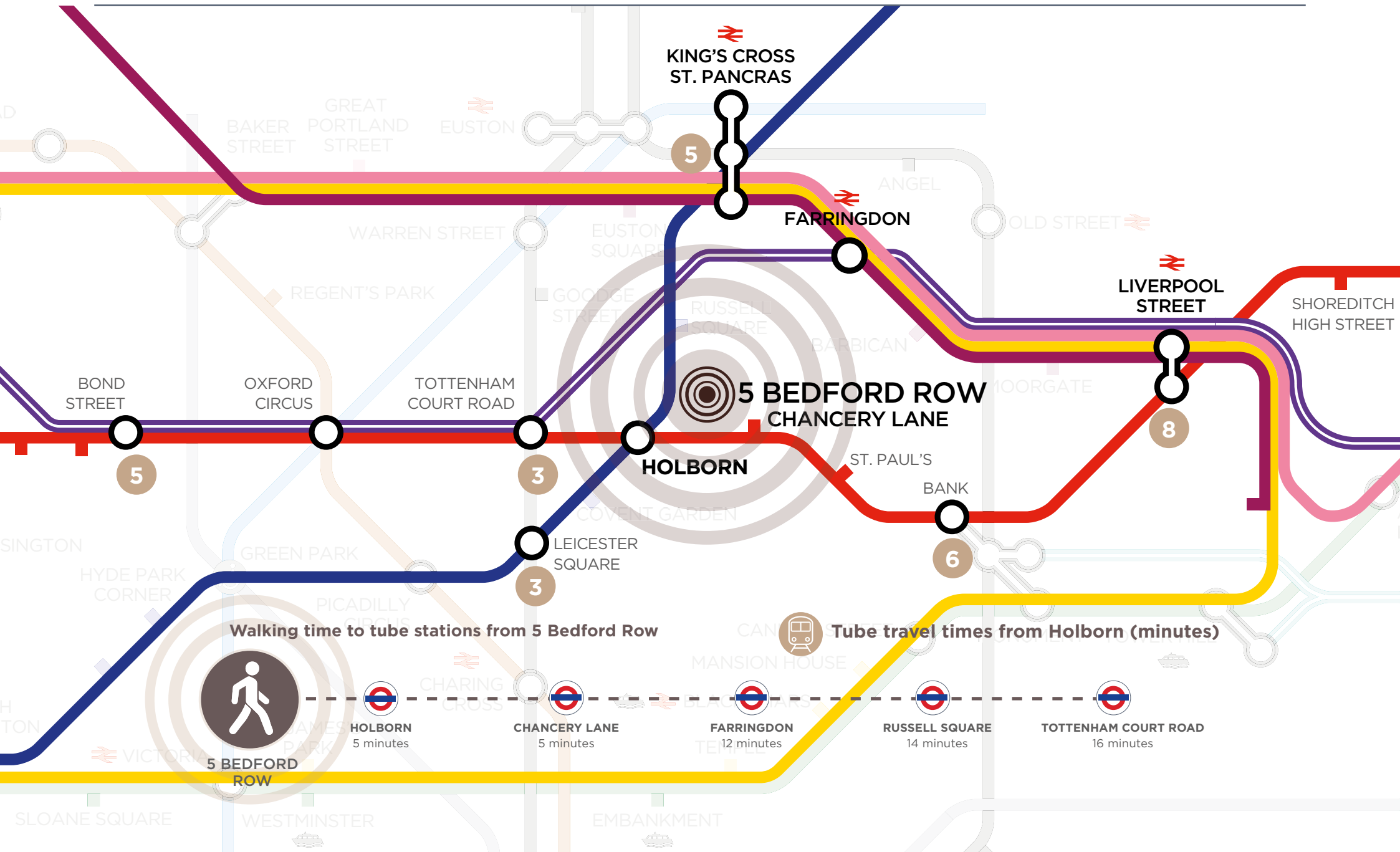
Holborn 

5 Bedford Row

Hoxton Hotel

Lamb's Conduit Street 

# CONNECTIVITY



# LOCAL AREA

---



# LOCAL AREA



Bloomsbury sits in the very centre of London, amenity rich and well connected.

## ● A light bite or something special

1. Faros
2. Pret a Manger
3. Catalyst
4. Mugen
5. Honey & Co. Bloomsbury
6. The Lamb
7. Ciao Bella
8. The Bountiful Cow Public House
9. Old Nick Public House

## ● Fitness and wellbeing

10. PureGym London
11. Gymbox Holborn
12. Ten Health & Fitness Hatton Garden
13. Gymbox Farringdon
14. Fitness First

## ● Convenience retail

15. Waitrose
16. Amazon Fresh
17. M&S Food
18. Blackwell's Bookshop

## ● Hotels

19. Rosewood London
20. L'Oscar London
21. NYX Hotel London Holborn
22. Avari Apartments - Hatton Collection

# LOOK AND FEEL



# SCHEDULE OF AREAS:

Floor	NIA (sq ft)	NIA (sq m)
3rd & 4th Bedford Row	3,423	318
3rd Jockey's Fields	1,960	182
Second	6,180	574
First	6,145	571
Ground	5,335	496
Lower Ground	4,157	386
<b>Total</b>	<b>27,200</b>	<b>2,527</b>

The property is available as a whole, alternatively as the following configurations.

## Jockey's Fields

**3rd: 1,960 sq ft**  
182 sq m

Terrace

Can be accessed from Jockey's Fields

Entrance

Terrace

## Bedford Row


\*Must be let together

**4th: 1,208 sq ft\***  
112 sq m 

**3rd: 2,215 sq ft\***  
206 sq m

**2nd: 6,180 sq ft**  
574 sq m

**1st: 6,145 sq ft**   
571 sq m

**G: 5,335 sq ft**   
496 sq m

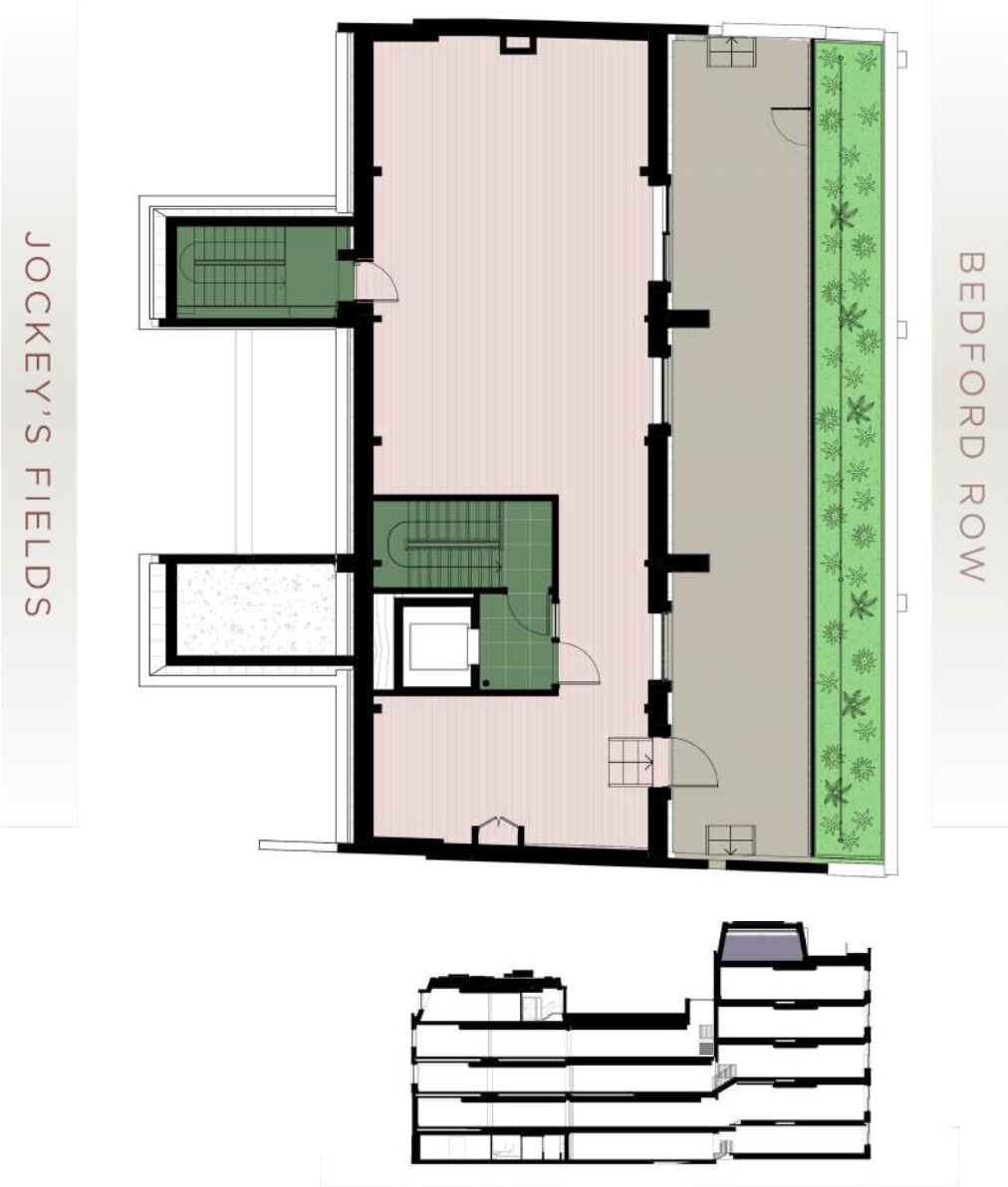
**LG: 4,157 sq ft**   
386 sq m

Entrance



# FOURTH FLOOR - BEDFORD ROW

4th floor Bedford Row **1,208 sq ft** (112 sq m)  
To be let with 3rd floor Bedford Row, total **3,423 sq ft** (318 sq m)

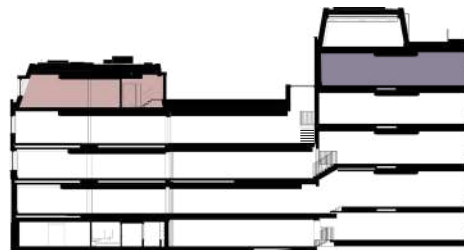




# THIRD FLOOR

3rd floor Jockey's Fields **1,960 sq ft** (182 sq m)

3rd floor Bedford Row **2,215 sq ft** (206 sq m)  
To be let with 4th floor Bedford Row, total **3,423 sq ft** (318 sq m)







# SECOND FLOOR

2nd floor **6,180 sq ft** (574 sq m)



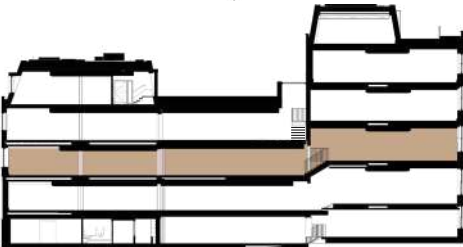
# FIRST FLOOR

1st floor 6,145 sq ft (571 sq m)

JOCKEY'S FIELDS



BEDFORD ROW

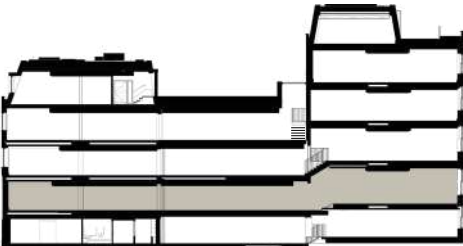






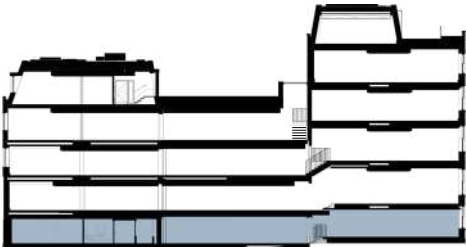
# GROUND FLOOR

Ground floor 5,335 sq ft (496 sq m)



# LOWER GROUND FLOOR

Lower Ground floor **4,157 sq ft** (386 sq m)





# SUMMARY SPECIFICATION



- Major refurbishment and extension
- Three private terraces
- New LED lighting
- New VRF air conditioning
- New main reception plus two alternative self-contained entrance options
- Target EPC A
- Target BREEAM 'Excellent'
- 5 showers and 32 lockers
- 46 bike spaces and maintenance station

# 5 BEDFORD ROW

BLOOMSBURY WC1

[www.5BedfordRow.London](http://www.5BedfordRow.London)

## Farebrother

**Charlie Thompson**

**M: +44 7971 051 117**

**E: [cthompson@farebrother.com](mailto:cthompson@farebrother.com)**

**Jules Hind**

**M: +44 7976 839 011**

**E: [jhind@farebrother.com](mailto:jhind@farebrother.com)**

## Daniel Watney

**Charlie Browne**

**M: +44 7787 123 448**

**E: [cbrowne@danielwatney.co.uk](mailto:cbrowne@danielwatney.co.uk)**

**Bethan McMurrough**

**M: +44 7730 212 417**

**E: [bmcmurrough@danielwatney.co.uk](mailto:bmcmurrough@danielwatney.co.uk)**



**Misrepresentation Act 1967 and Declaration:**

Farebrother and Daniel Watney for themselves and for the vendors of this property whose advisors they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them c) no person in the employment of Farebrother and Daniel Watney has any authority to make or give any representation or warranty whatever in relation to this property. Document prepared February 2024

**Property Misdescription Act 1991.**

These details are believed to be accurate at the time of compilation but may be subject to subsequent amendment.