



Alexander Reece Thomson

OFFICES TO LET

**1st Floor, Ruskin House, 40-41
Museum Street, London, WC1A 1LT**

1,662 sq. ft. (154.30 sq. m.) approx.

Location

Ruskin House is situated in Midtown, on the corner of Museum Street and Little Russell Street. The property is within very close proximity to The British Museum and is within easy walking distance of both Holborn (Central and Piccadilly Lines) and Tottenham Court Road (Central and Northern Lines) underground stations. Public transport is also provided by several bus routes passing along New Oxford Street and Great Russell Street.



Accommodation

The accommodation comprises period cellular offices within this beautiful Grade II listed building. The available space is situated on the first floor of the building. The floor is self-contained, benefiting from demised WCs and direct lift access.



Amenities

- Recently refurbished;
- Passenger lift providing direct access to all floors;
- Shared reception / concierge;
- Excellent natural light;
- Central heating;
- Cellular office rooms;
- Perimeter trunking and data cabling;
- Demised separate male and female WCs;
- Kitchenette.



Regulated by RICS

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

39 Welbeck Street, London W1G 8DR
Tel +44 (0)20 7486 1681
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Lease

New Lease available on terms by arrangement;

User

The property would be suitable for a variety of uses. Subject to planning permission;

Rent

On Application;

EPC Rating

Band F (EPC available on request); Potential occupiers should note that the building is Listed.

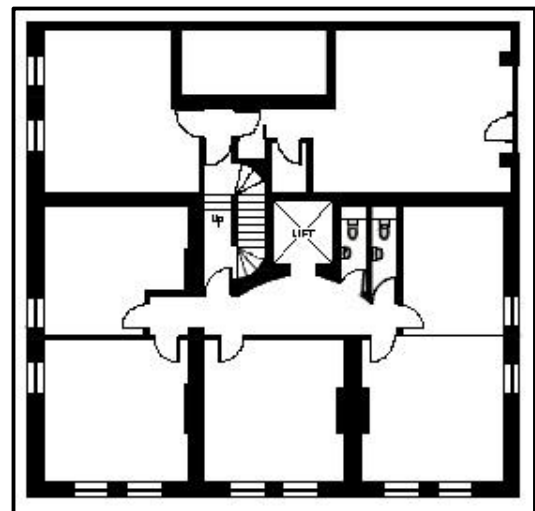
Rates & Service Charge

Rates (payable from year commencing 1 April 2017): £21.54 per sq. ft.* (approx.)

**Exclusive of Crossrail Surcharge if applicable*

Service Charge: £5.57 per sq. ft. (approx.)

Floor Plan



Viewings

For further information or to arrange an appointment to view, please call the sole agents:

Sebastian Norman
sebnorman@artsurveyors.co.uk
 020 7034 3395

Ted Polkey
tedpolkey@artsurveyors.co.uk
 020 7034 3381

George Brewster
georgebrewster@artsurveyors.co.uk
 020 7034 3388

SUBJECT TO CONTRACT



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