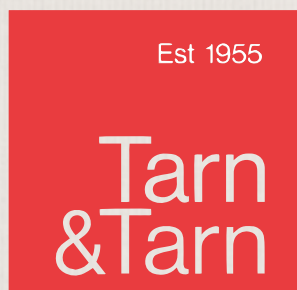


22 UPPER WOBURN PLACE

LONDON, WC1H 0HW

NEWLY REFURBISHED ACCOMMODATION
AVAILABLE Q3 2024

7,000 SQ FT OF OFFICE SPACE
AVAILABLE IN WC1



ASHURST
REAL
ESTATE



UNLIMITED POTENTIAL IN WC1

Don't limit the potential of your premises when unlimited potential is available. 22 Upper Woburn Place is a newly refurbished, Cat A finished office allowing tenants the opportunity to create a bespoke, fully self-contained commercial premises. The property will provide 7,000 sq ft over ground and lower ground floors, along with 3 parking spaces and additional storage.

Both floors benefit from extensive window frontages on multiple elevations and will create an impressive, light, bright working environment across all areas. The lower ground floor also benefits from multiple skylights that flood natural light into the premises.

The premises is fully DDA compliant with an accessible lift between floors, plus fully accessible WCs and showers across both levels.

HIGHLIGHTS



EPC – B



Natural Ventilation



Cat 6 Cabling



Tea Points



Three Parking Spaces



Accessibility Lift between Floors



Raised Floor System



WCs / Shower Rooms



Air Source Heat Pump Comfort Cooling



LED Lighting



CGI Ground Floor Office Space




CGI Lower Ground Office Space


PART OF LONDON'S KNOWLEDGE QUARTER

Within the heart of the Knowledge Quarter, 22 Upper Woburn Place provides easy access to over 100 partner organisations, including academic institutions, cultural centres, research facilities and media organisations.

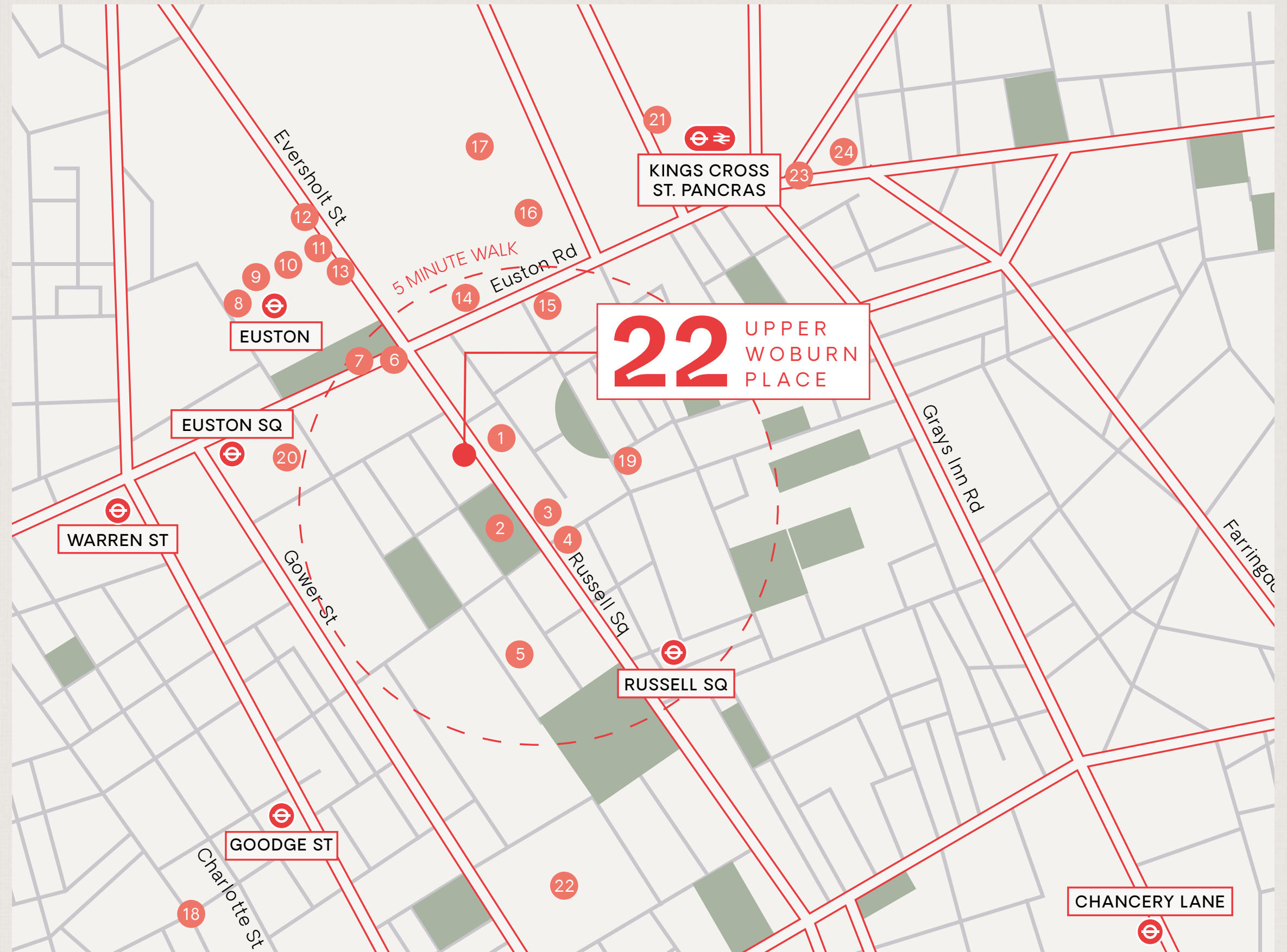
Notable members include The British Library, the Francis Crick Institute, UCL, The British Museum as well as leading technology companies such as Meta, Google, LinkedIn and Benevolent AI.

WALKING TIMES

Euston Station  _____ 5 Mins

Euston Square Station  _____ 6 Mins








King's Cross & St Pancras Stations  _____ 10 Mins



LOCAL OCCUPIERS

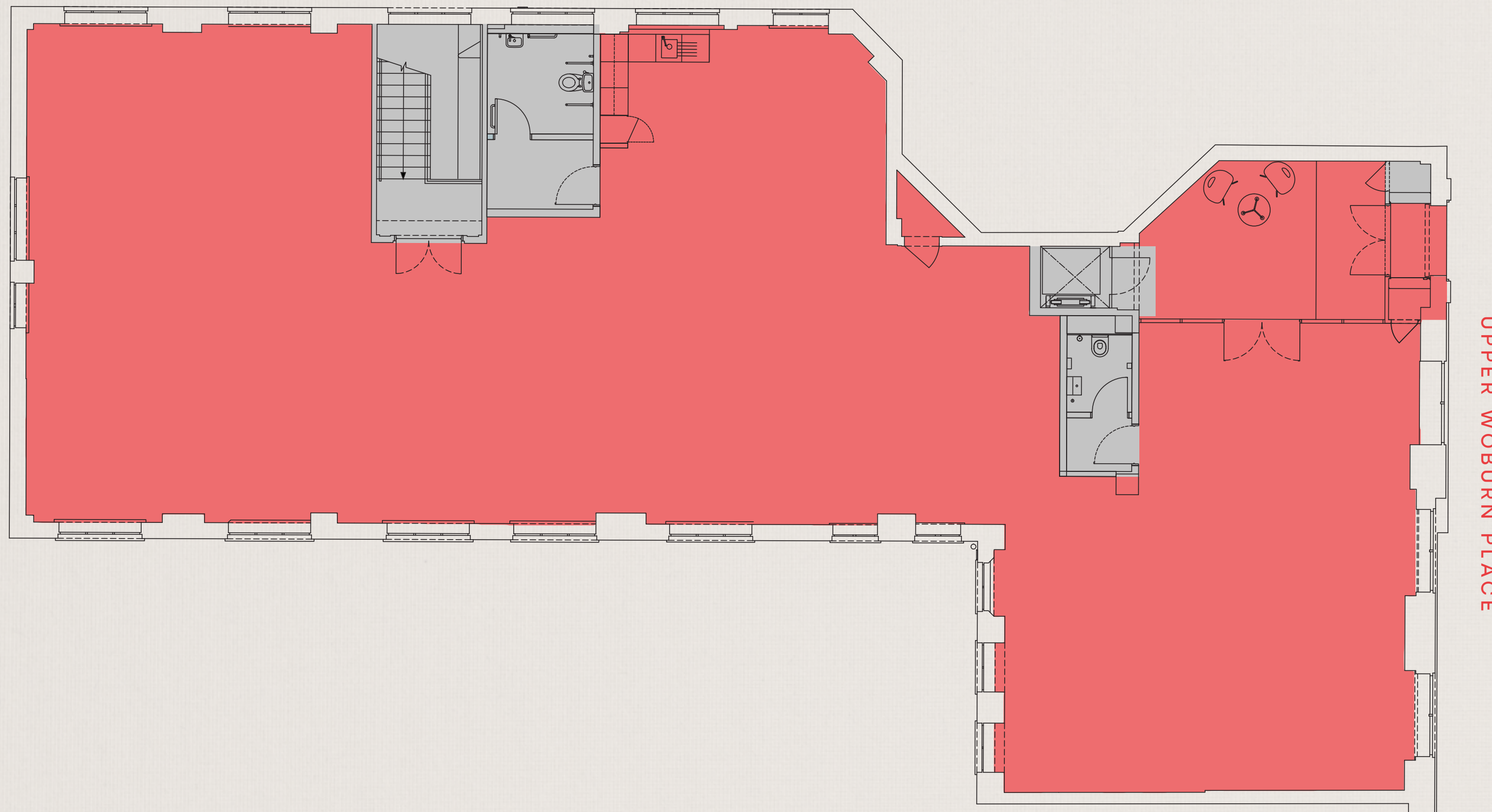
- | | | |
|--|---|---|
| 1. Caffe Nero  | 9. Itsu  | 17. The British Library  |
| 2. Tavistock Square Gardens  | 10. Nandos  | 18. Goodge Place Market  |
| 3. Starbucks  | 11. M&S Simply Food  | 19. Choppalunna  |
| 4. Pret a Manger   | 12. Pizza Pilgrim  | 20. Wellcome Trust  |
| 5. Bloomsbury Lanes  | 13. Gails  | 21. Francis Crick Institute  |
| 6. Prezzo  | 14. GA KX   | 22. The British Museum  |
| 7. Barrys Bootcamp  | 15. Pizza Express  | 23. Five Guys  |
| 8. Tortilla  | 16. Alan Turing Institute  | 24. Camino  |

KEY

-  Occupiers
-  Shopping
-  Coffee
-  Eat
-  Drink
-  Culture
-  Wellness

GROUND FLOOR

3,218 SQ FT / 299 SQ M



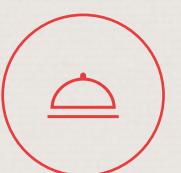
KEY FEATURES



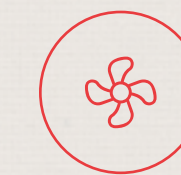
Own Front Door



Great Natural Light



Reception Area



Exposed Cooling System



Guest & Accessible WCs



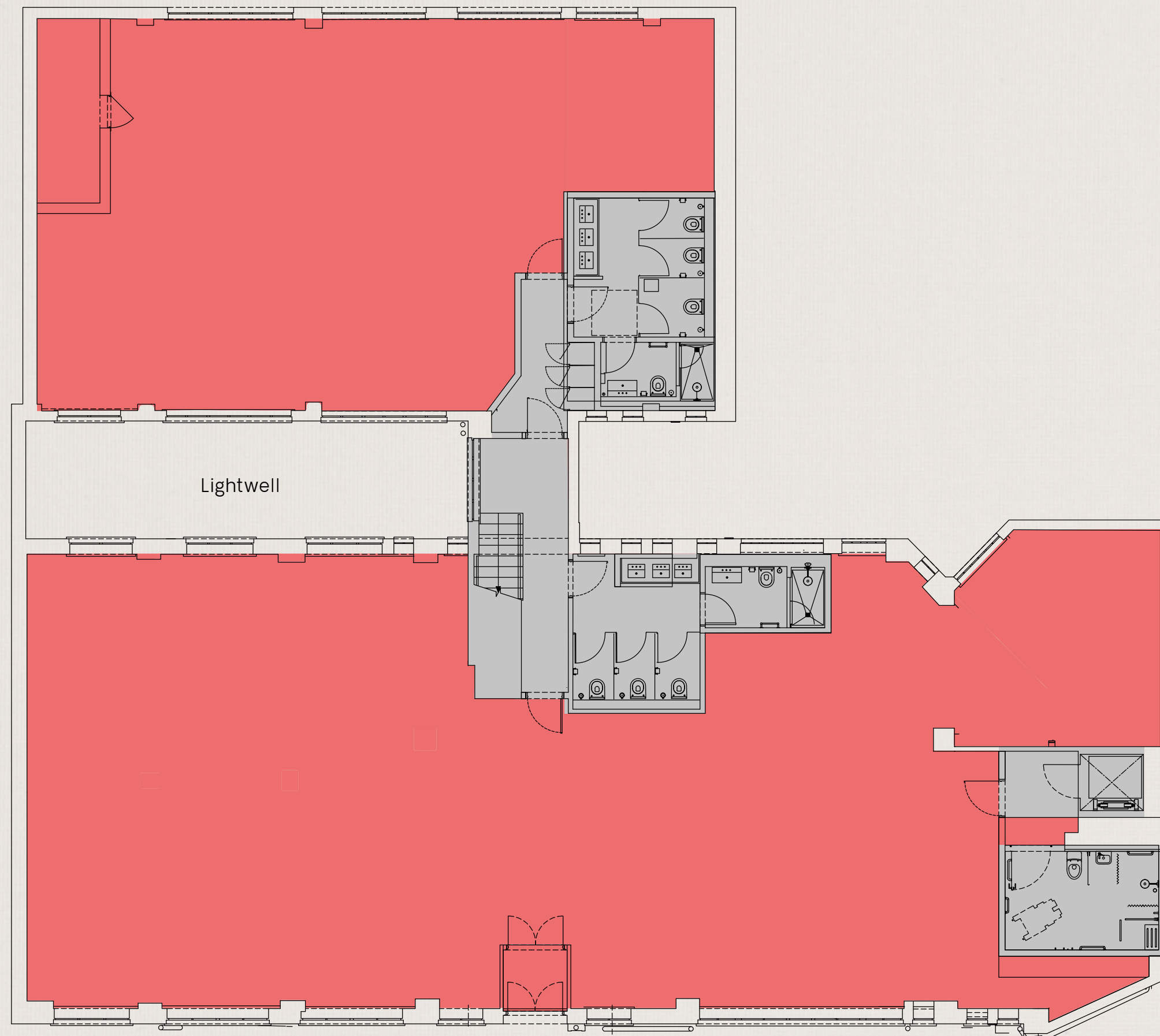
Accessible Lift



*Not to scale, indicative only

LOWER GROUND FLOOR

3,780 SQ FT / 351 SQ M



UPPER WOBURN PLACE



*Not to scale, indicative only



CGI Lower Ground Tea Point

KEY FEATURES



Three Showers



Extensive Window Frontages



Multiple Sky Lights



Tea Point

RENT

£395,500 PA | £56.60 per sq ft

SERVICE CHARGE

In region of £14,000 PA | £2 per sq ft

BUSINESS RATES

Previous rates payable for 2022/2023 were circa £93,000 | £13.30 per sq ft

Applicants to make their own enquiries

VAT

VAT is payable on rent + service charge

USES

Class E

FURTHER INFORMATION:



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NEWLY REFURBISHED ACCOMMODATION • AVAILABLE Q3 2024

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