

Est. 1955

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84 MARCHMONT
STREET
BLOOMSBURY
WC1N 1AG

VERSATILE E-CLASS
PROPERTY IN THE
HEART OF
BLOOMSBURY
1362 FT²



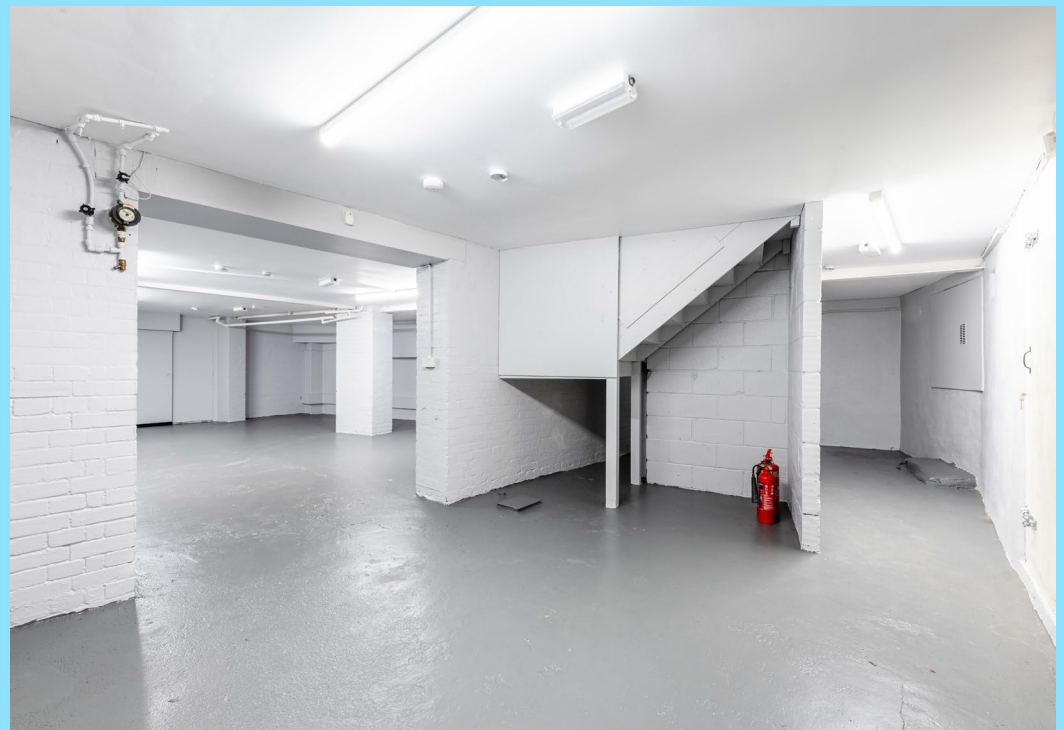
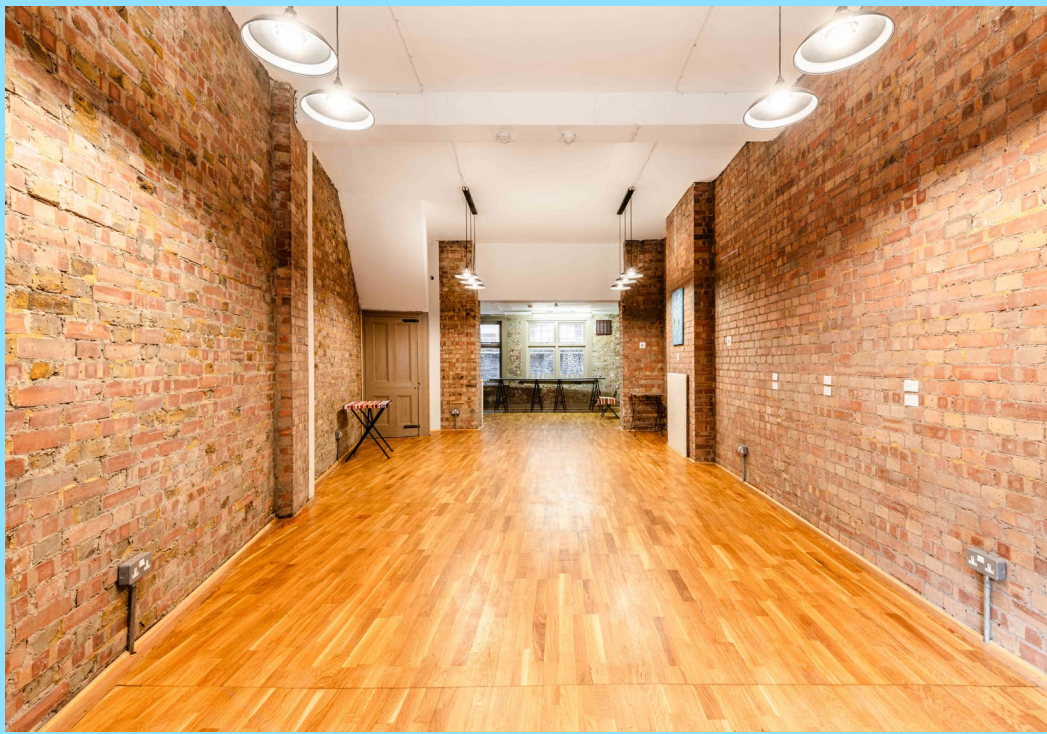
DESCRIPTION

Located in the heart of Bloomsbury, 84 Marchmont Street offers a well-presented commercial premises arranged over the ground and lower ground floors. The property enjoys excellent natural light, generous ceiling heights, and a highly visible frontage on to the bustling Marchmont Street – a vibrant destination known for its independent retailers, cafes, and consistently strong footfall. The property also benefits from outstanding connectivity, with Russell Square Underground Station just a short walk away and numerous bus routes serving the surrounding area. This versatile space is suitable for a variety of E-Class uses, making it ideal for occupiers seeking a prominent and flexible trading position in Central London.

SUMMARY

- High Ceilings (3.4M)
- W/C facilities
- Tradable Lower Ground Space
- Close Proximity to Russell Square Station
- Security Shutters








LOCATION

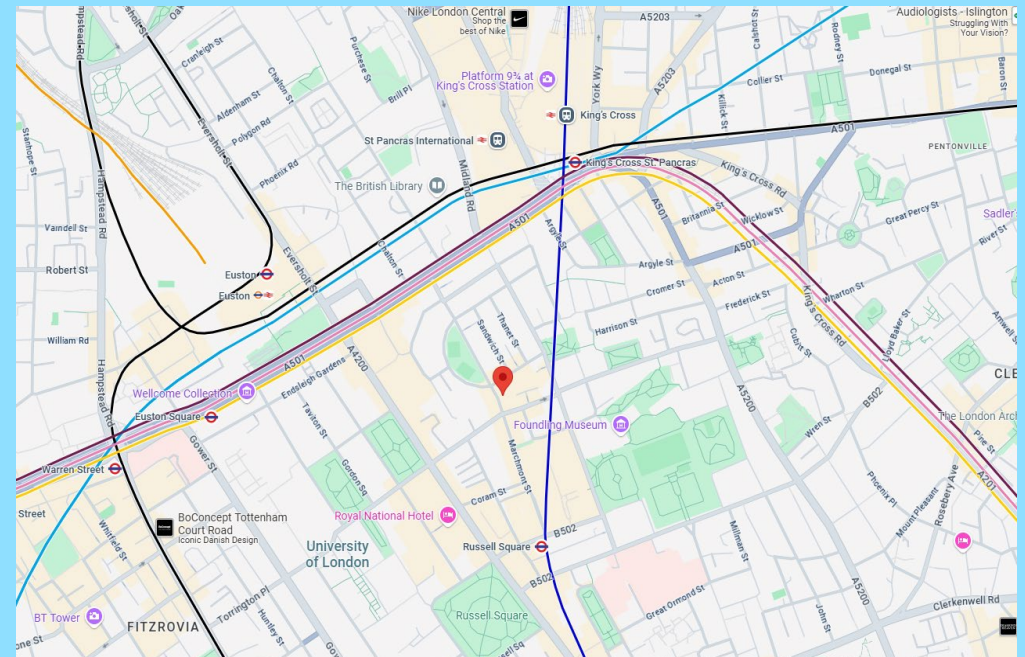
THE AREA

The unit is situated in a prominent trading position in the heart of Bloomsbury, London, just a short walk from The Brunswick Shopping Centre. It benefits from excellent connectivity, being only five minutes' walk from both Russell Square and King's Cross stations. The surrounding area is a vibrant mix of independent retailers, boutique cafés, and well-known national brands. Notable nearby occupiers include Judd Books, Valencia Café, Pret A Manger, and Choppaluna.



TRANSPORT

-  Russell Square (5-minute walk) – Picadilly Line
-  Kings Cross St Pancras (12-minute walk) – Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria, Eurostar and National Rail Services
-  Euston Square (13-minute walk) – Circle, Hammersmith & City, Metropolitan Line



ACCOMMODATION

| FLOOR / UNITS | SQ FT | RENT (£ PA) | SERVICE CHARGE | BUSINESS RATES | TOTAL YEAR |
|---------------|-------------|-------------------|----------------|-----------------------|----------------------|
| GROUND FLOOR | 517 | | | | |
| LOWER GROUND | 854 | | | | |
| TOTAL | 1362 | £50,000 PA | N/A | £ 11,325.25 PA | £61,352.25 PA |

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

Current Cost : £ TBC

VAT

Not Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Camden



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Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.