

# 36 & 37 Great Russell Street, London WC1

Of Interest to Potential Owner Occupiers and Developers

Offered Individually or Together



- Three minutes from Tottenham Court Road Underground Station
- Adjacent to The British Museum, the UK's second most visited attraction
- Two attractive, freehold, self-contained properties of 2,148 sq ft and 2,250 sq ft
- Ability to connect to create a 4,398 sq ft building
- Vacant Possession
- Consent to extend properties to create 6,065 sq ft overall
- 36 Great Russell Street – Seeking offers in excess of £2,500,000
- 37 Great Russell Street – Seeking offers in excess of £2,500,000
- Combined – Seeking offers in excess of £5,000,000

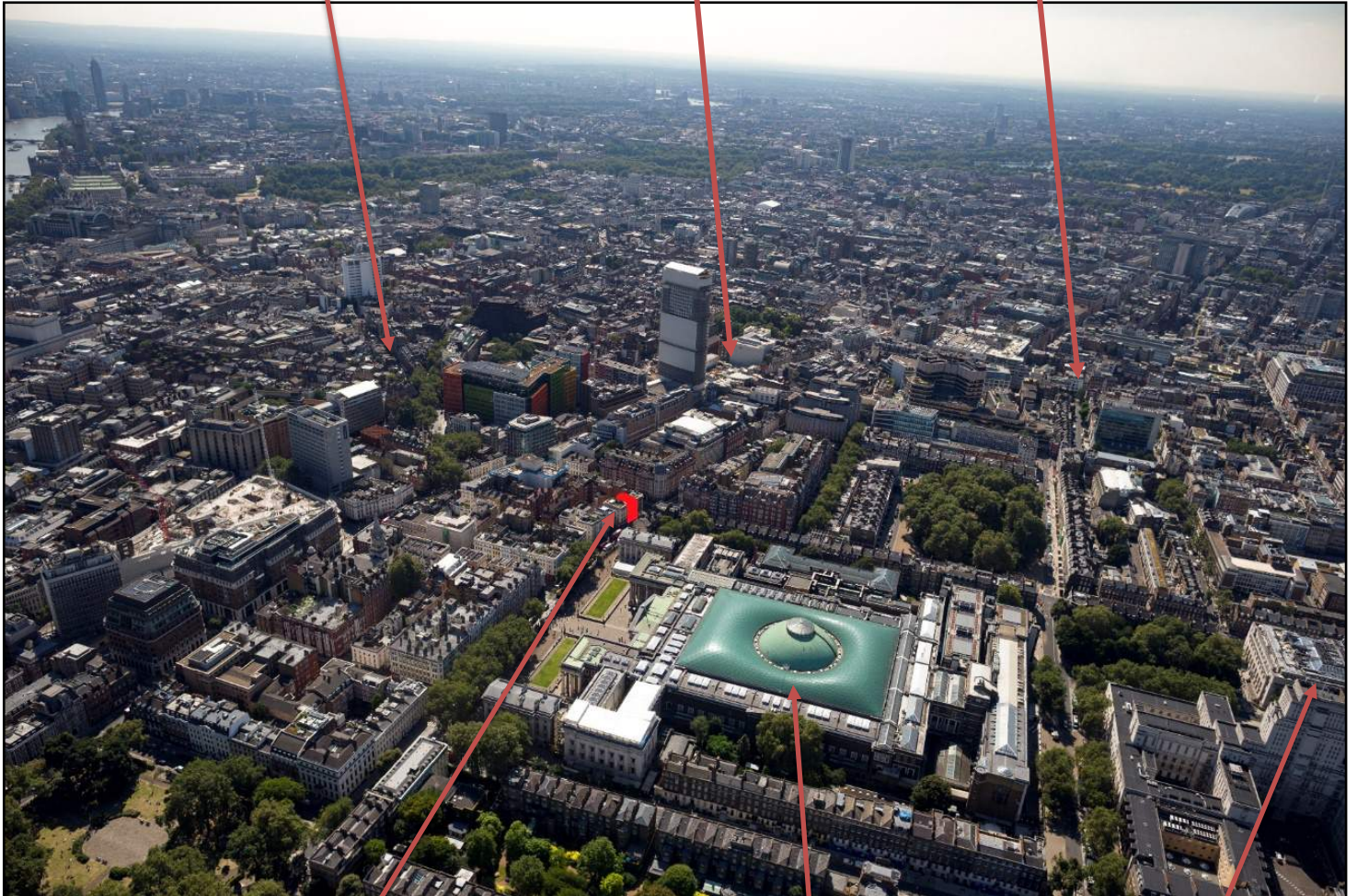


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Covent Garden

Tottenham Court Road  
Station

Charlotte Street



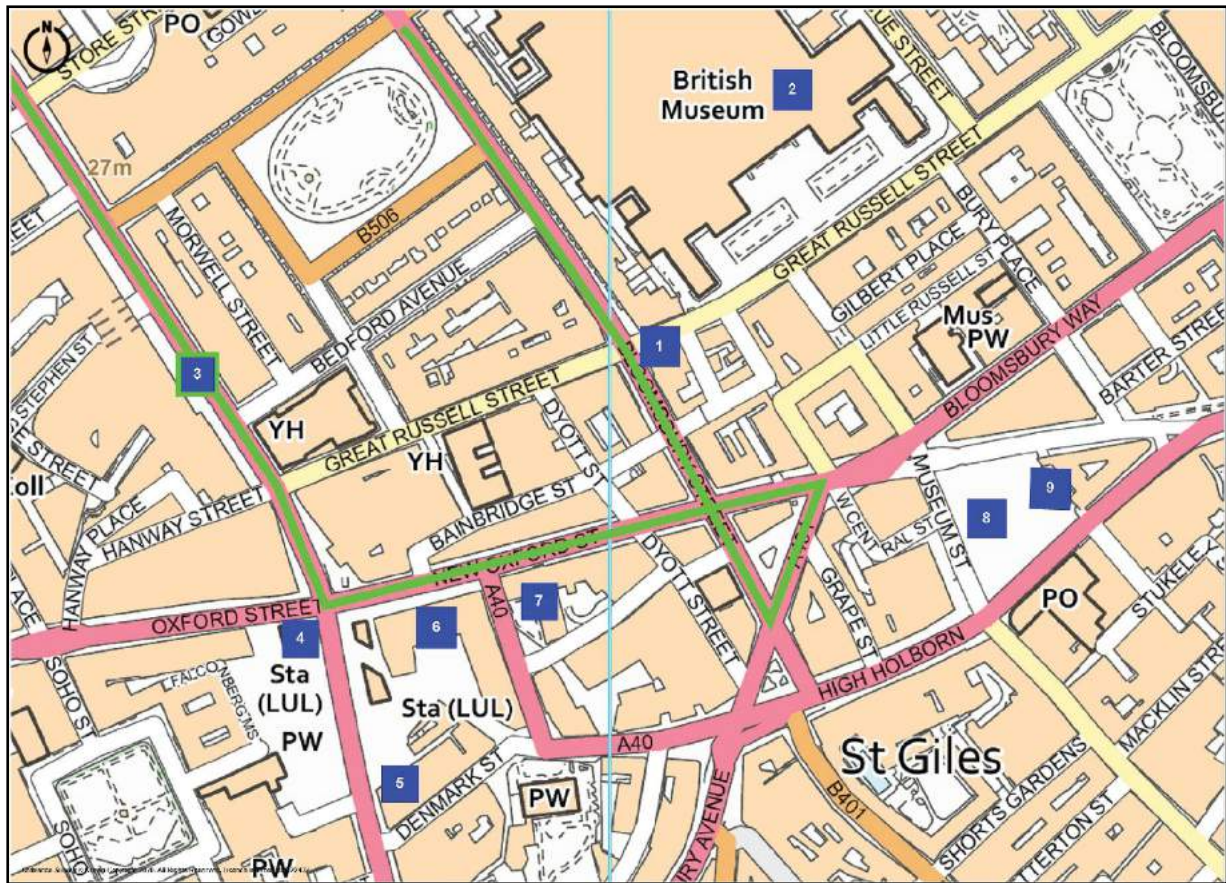
36 & 37 Great Russell Street









The British Museum

University College  
London



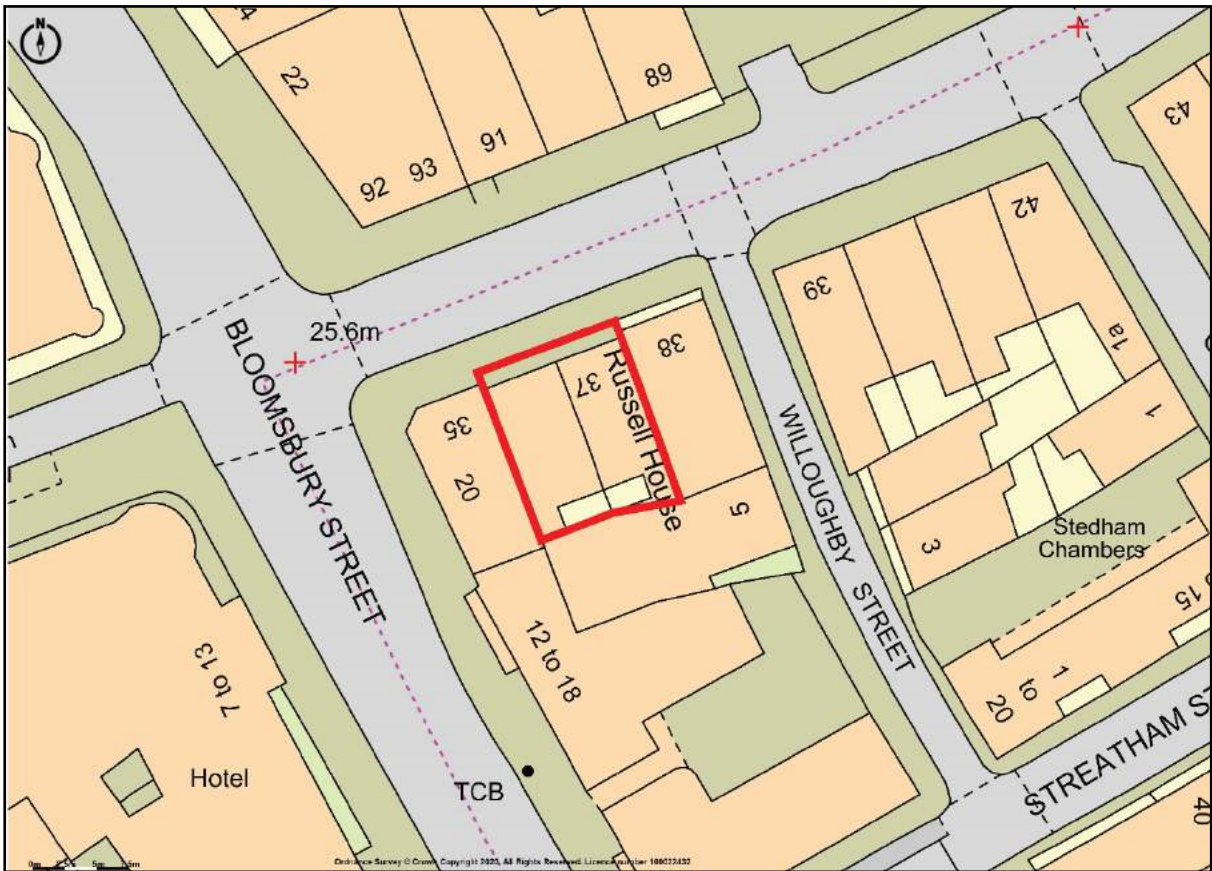
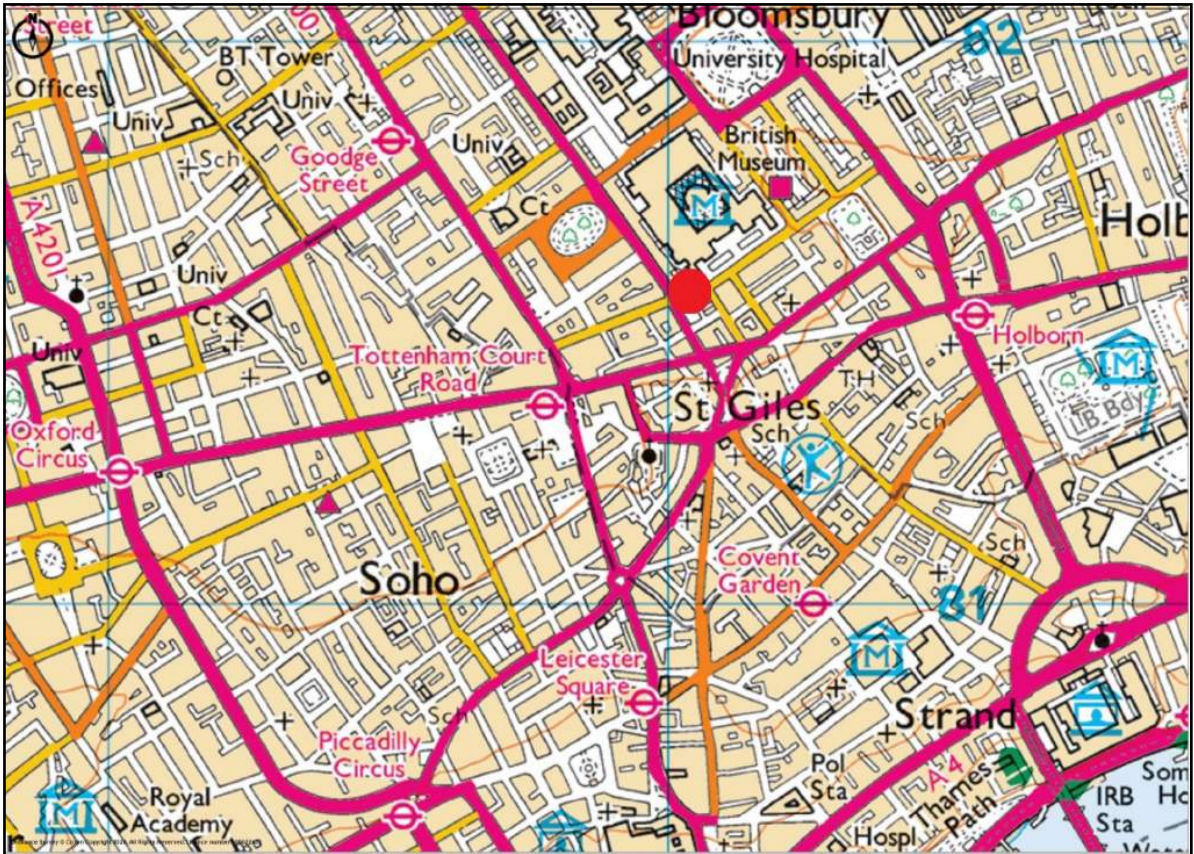
## 36 & 37 Great Russell Street, London WC1



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2.	<b>The British Museum</b> - Britain's second most popular tourist attraction with 5,800,000 visitors in 2018.		3. <b>The West End Project</b> - Tottenham Court Road has completed its transition from a one to two way street, Bloomsbury Street close to completion of the same.	
4.	<b>Soho Place</b> , Oxford Street / Tottenham Court Road - Completion 2021. Mixed use scheme totalling 285,000 sq ft.		5. <b>The Outernet</b> , Tottenham Court Road - Completion Q3 2020. Mixed use scheme featuring The Now Building - floor to ceiling 8k, 360 degree floor-to-ceiling screens.	
6.	<b>Centre Point</b> , Oxford Street - Completed in 2017. Mixed use scheme totalling 292,600 sq ft.		7. <b>Castlewood House &amp; Medius House</b> , New Oxford Street - Planning granted for new mixed use scheme totalling 159,816 sq ft.	
8.	<b>The Post Building</b> , New Oxford Street - Completion in Q3 2019. Mixed use scheme totalling 320,000 sq ft.		9. <b>Commonwealth House</b> , New Oxford Street - Completed in 2018. Mixed use scheme totalling 108,000 sq ft.	



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## 36 & 37 Great Russell Street, London WC1

### Location

Bloomsbury is a seven day location with its village atmosphere attracting office workers, residents, students and some 5.8 million tourists who visit the nearby British Museum.



36 & 37 Great Russell Street are situated in a prime Bloomsbury location, 100m from The British Museum and a three minute walk to Tottenham Court Road Underground Station that will soon be the transport hub of the Elizabeth Line (Crossrail), the Northern Line and the Central Line, plus the planned Crossrail II in the future. The Elizabeth Line will open in 2021 when journey times to Liverpool St will be 5 mins, Paddington Station 5 mins and Heathrow 28 mins.



The amenities of Covent Garden and Charlotte Street are a short walk.

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The benefits of the location have not gone unmissed with various high profile developments in the area including Central Saint Giles, 10 Bloomsbury Way, Centre Point, The Post Building and Castlewood & Medius House are now under construction. As these complete, the much improved streetscape with active frontage is further enhancing the character and popularity of the area.



View from the roof terrace towards The British Museum

Camden's £35m "The West End Project" is transforming this corner of London. Tottenham Court Road is now complete, widening the pavements and changing the traffic to two-way, making it a significantly more desirable street for pedestrians. A new public open space called Prince's Square is being created which will help link Bloomsbury to Covent Garden. Works are underway making Bloomsbury Street two-way to traffic and upgrading the pavements.





## 36 & 37 Great Russell Street, London WC1

### Description

The buildings are not connected, but all floors are the same level and the central wall effectively creates a mirror image of their layouts, the stairs and entrances on the outer elevations.



## 36 & 37 Great Russell Street, London WC1

### 36 Great Russell Street

Attractive stucco fronted property built in circa 1880.

Arranged over basement, ground and three upper floors. The third floor comprises a one bedroom apartment (currently used as offices), with the remainder of the building in office use.



36 Great Russell Street – Ground Floor Front Offices

The building benefits from good natural light, generous floor to ceiling heights (2.7m to 3m+) and period features.

There is a rear ground floor extension with high ceilings to a large roof-light and stairwell access to a flat roof. Natural light enters the basement via a light well to the rear and should the pavement grates be uncovered, to the front as well.



36 Great Russell Street – Ground Floor Rear Offices



## 36 & 37 Great Russell Street, London WC1

### 37 Great Russell Street

Attractive stucco fronted property built in circa 1880.

Arranged over basement, ground and three upper floors. The third floor comprises a generous studio apartment, with the remainder of the building in office use.



37 Great Russell Street – First Floor Front Offices

The building benefits from good natural light, generous floor to ceiling heights (2.7m to 3m+) and period features.

There is a rear ground floor extension with high ceilings to a large roof-light and stairwell access to a flat roof. Natural light enters the basement via a light well to the rear and pavement grates to the front.



37 Great Russell Street – First Floor Rear Offices



## 36 & 37 Great Russell Street, London WC1

### Floor Areas

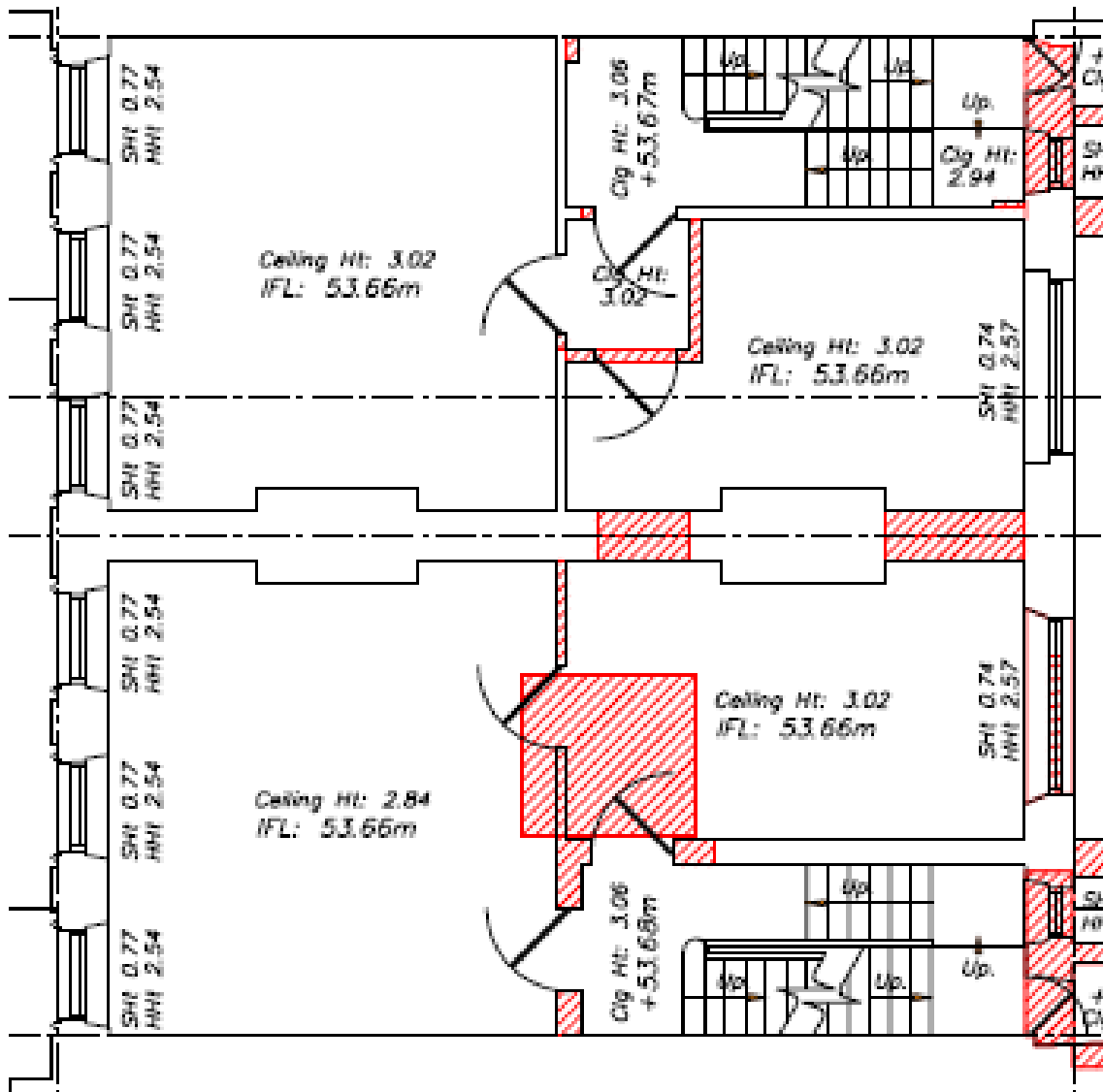
The buildings have been measured with the following areas and the proposed taken from plans.

	Existing		Proposed
	No 36	No 37	No 36 & 37
Third	383 sq ft*	430 sq ft*	1,012 sq ft* + 4 <sup>th</sup> terrace of equal size
Second	398 sq ft	377 sq ft	1,262 sq ft
First	393 sq ft	371 sq ft	1,262 sq ft + terrace
Ground	666 sq ft	702 sq ft	1,636 sq ft
Basement	308 sq ft	370 sq ft	894 sq ft + vaults
<b>Total</b>	<b>2,148 sq ft</b>	<b>2,250 sq ft</b>	<b>6,065 sq ft</b>
	<b>4,398 sq ft</b>		

\*GIA. All other areas NIA

In addition:

- The basement vaults have not been included in the areas, and total circa 100 sq ft
- Each building benefits from a roof terrace of c.500 sq ft



Typical Upper Floor



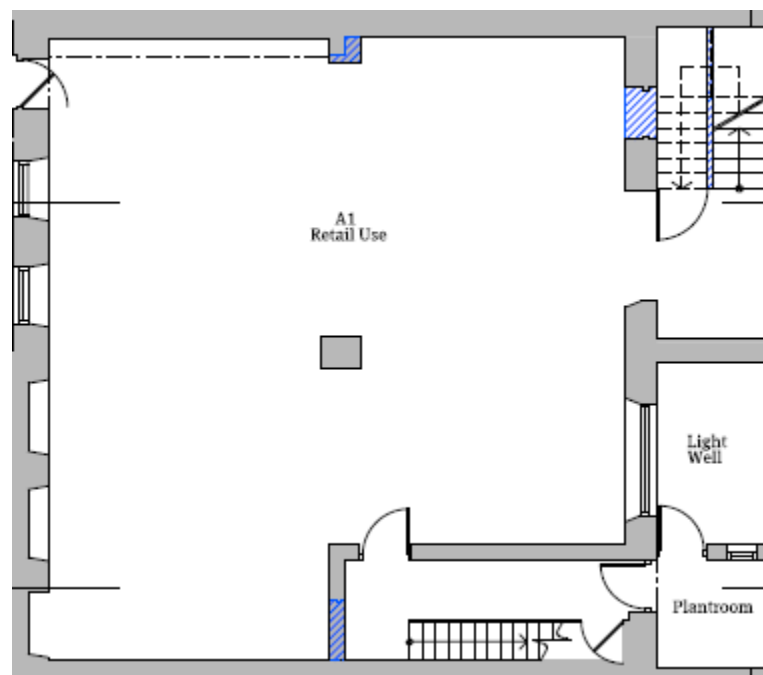
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## Planning

The properties lie in London Borough of Camden's Bloomsbury Conservation Area and are not listed.

Planning consent was granted on 27th Mar 2019 (ref : 2018/4940/P) to extend to the rear increasing the size of the properties, with the majority behind No 36. The proposed scheme, totalling 5,857 sq ft, is for retail use at ground and basement, office on the first and second floors and a 2-bed apartment on the third floor with a roof terrace above. The offices and apartment would share the right entrance and the retail would use the left.

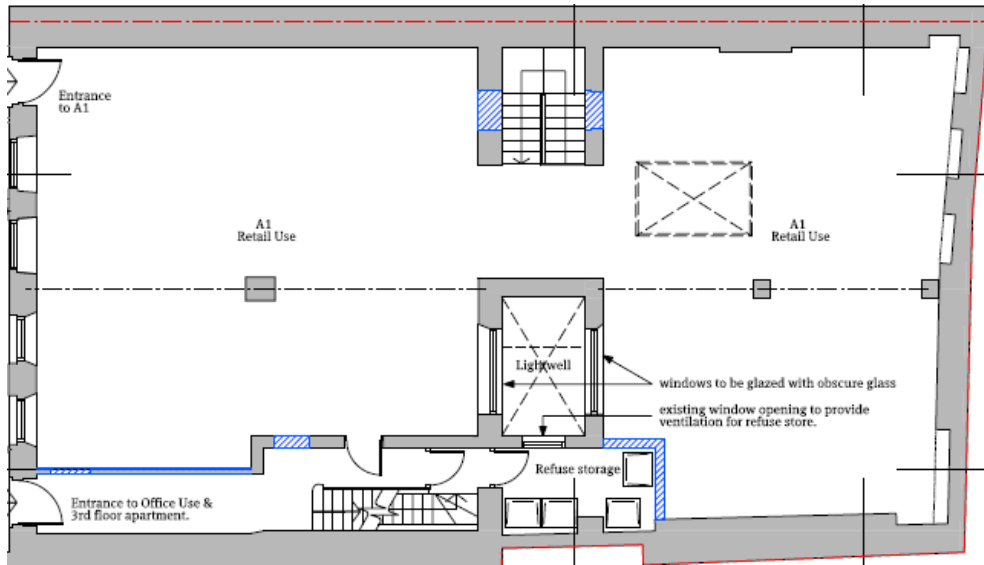
In addition there is an earlier consent from 2017 (ref : 2017/2149/P) for conversion to residential use, with retail on ground and basement and offices on part first and second floors.



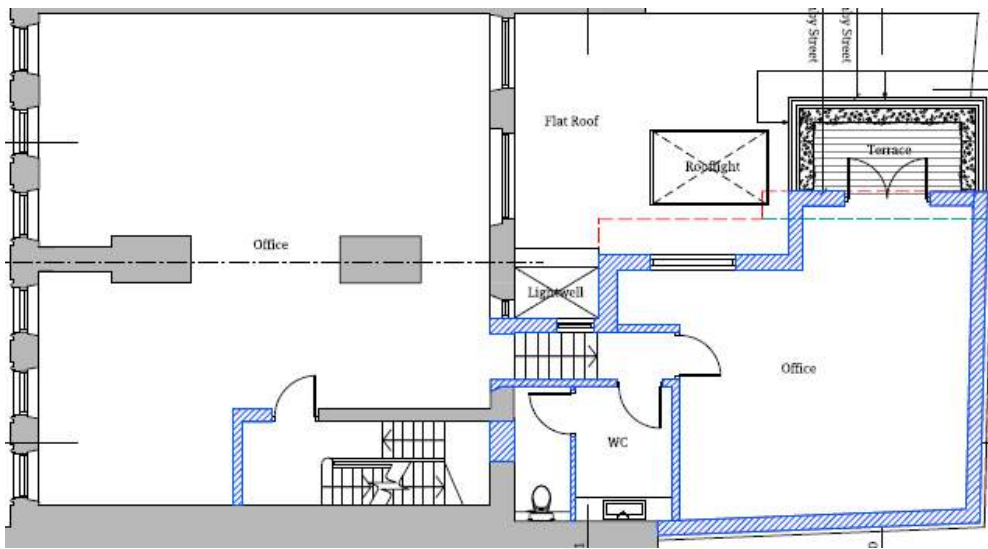
Proposed Basement



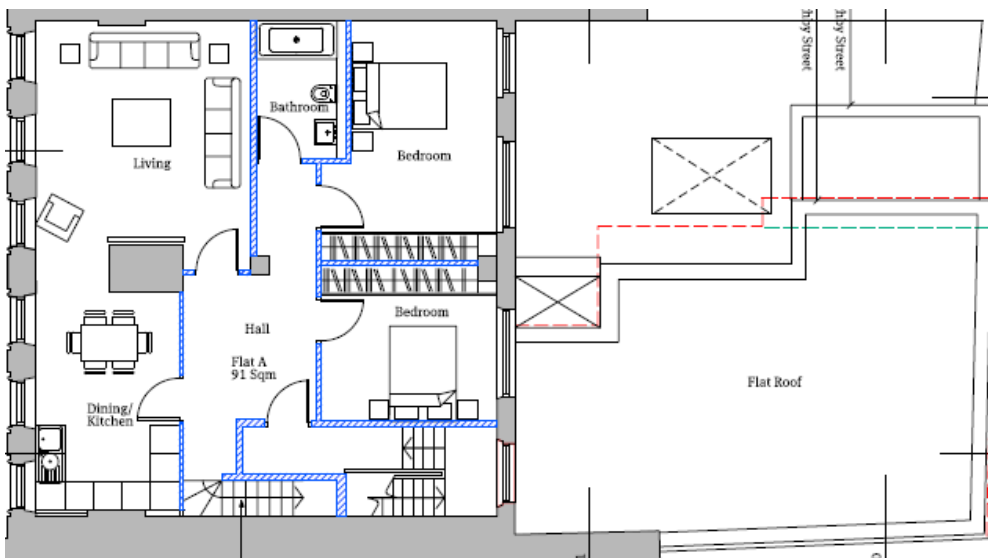
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**Proposed Ground**



**Proposed First**



**Proposed Third**

# 36 & 37 Great Russell Street, London WC1

## Tenure

Freehold

## Tenancy

Property guardians are currently in occupation of both properties.

The properties can be offered with full vacant possession or with the guardians in place.

## VAT

The building is VAT elected. The transaction cannot be treated as TOGC.

## EPC

Copies of the EPCs can be provided upon request.

## Proposal

We are instructed to seek offers for the freehold interest, subject to contract and exclusive of VAT, either individually or on a combined basis:

36 Great Russell Street – Seeking offers in excess of £2,500,000 reflecting £1,164psf.

37 Great Russell Street – Seeking offer in excess of £2,500,000, reflecting £1,111psf.

Combined – Seeking offers in excess of £5,000,000, reflecting £1,137psf or £824psf on the consented scheme.

## CONTACT DETAILS

Further information is available at [www.kinglypartners.com/GRS](http://www.kinglypartners.com/GRS)

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