

CONSENTED F1 EDUCATIONAL USE, SELF-CONTAINED MODERNISED BUILDING 5,001 SQ FT  
WITH ADDITIONAL CLASS E SPACE EXCEEDING 4,000 SQ FT ALSO AVAILABLE.

# 21 BEDFORD SQUARE

WC1

5,001 SQ FT OPPORTUNITY FOR EDUCATIONAL OCCUPIERS



THE BEDFORD ESTATES



#### HISTORIC SIGNIFICANCE

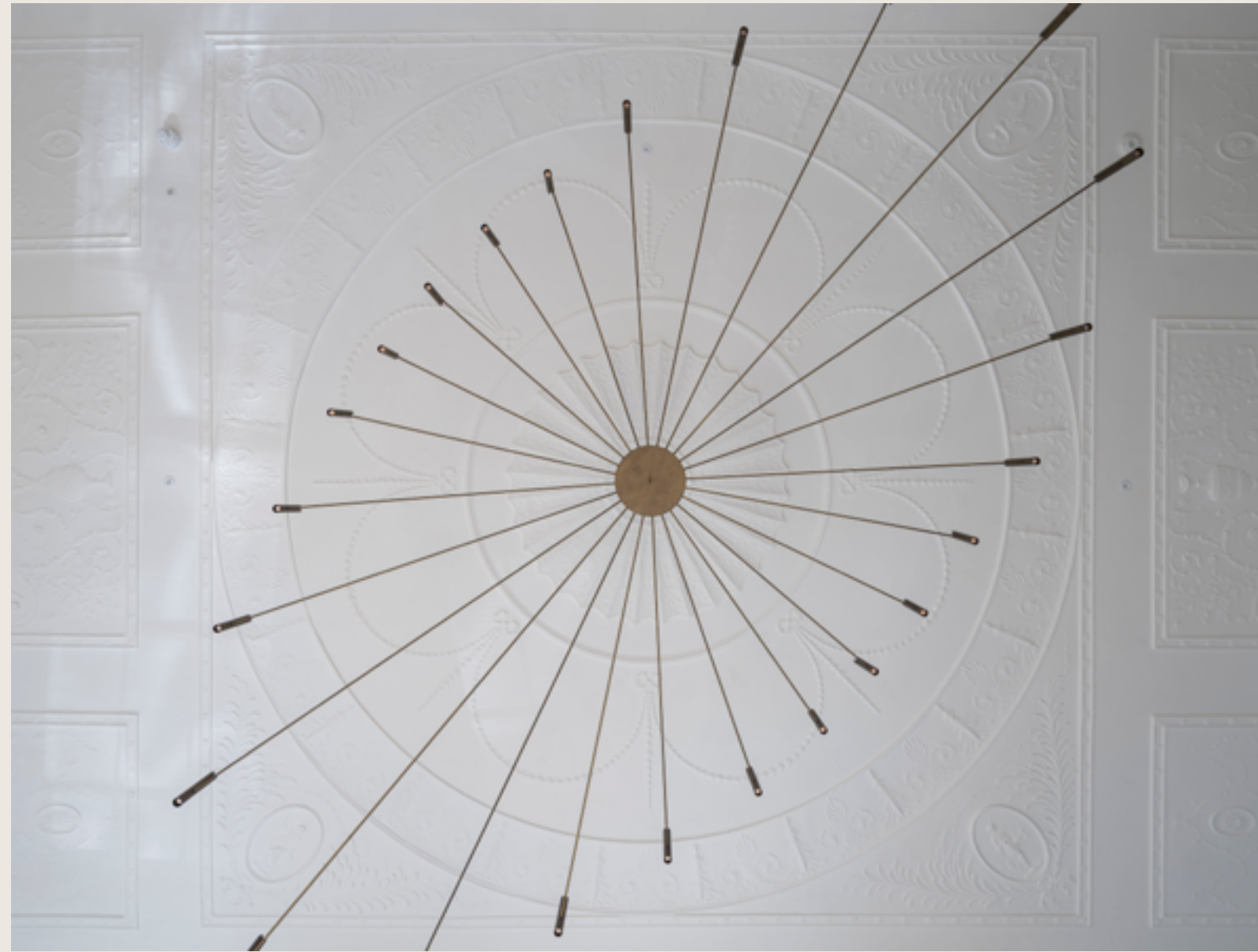
LOCATED ON BEDFORD SQUARE IN THE HEART OF BLOOMSBURY, 21 BEDFORD SQUARE HAS BEEN SYMPATHETICALLY RENOVATED TO RETAIN ITS PERIOD FEATURES TO AN EXCEPTIONAL STANDARD THROUGHOUT, PROVIDING STUNNING PREMIUM MODERN EDUCATIONAL SPACE.

ADDITIONALLY OCCUPIERS WILL BENEFIT FROM ACCESS TO THE PRIVATE BEDFORD SQUARE GARDENS LOCATED ON YOUR DOORSTEP (UPON ARRANGEMENT).

ADDITIONAL CLASS E SPACE EXCEEDING 4,000 SQ FT IS ALSO AVAILABLE. FURTHER DETAILS ARE AVAILABLE UPON REQUEST.

















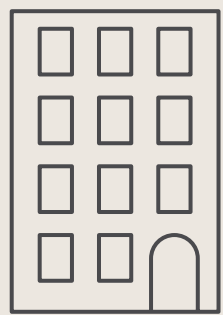
BE PART OF LONDON'S INTELLECTUAL AND ACADEMIC HEART

## BLOOMSBURY IS WIDELY RECOGNISED AS THE INTELLECTUAL HEART OF LONDON, HOME TO AN EXTRAORDINARY CONCENTRATION OF WORLD-CLASS UNIVERSITIES AND ACADEMIC INSTITUTIONS.

CULTURAL AND SCHOLARLY LANDMARKS SUCH AS THE BRITISH MUSEUM AND  
THE SENATE HOUSE LIBRARY FURTHER ENRICH BLOOMSBURY'S LANDSCAPE,  
MAKING IT A PLACE WHERE KNOWLEDGE, CULTURE, AND INNOVATION CONVERGE.  
THIS UNIQUE ECOSYSTEM FOSTERS A VIBRANT ACADEMIC COMMUNITY THAT  
CONTINUES TO ATTRACT STUDENTS, RESEARCHERS, AND THOUGHT LEADERS  
FROM ACROSS THE GLOBE.



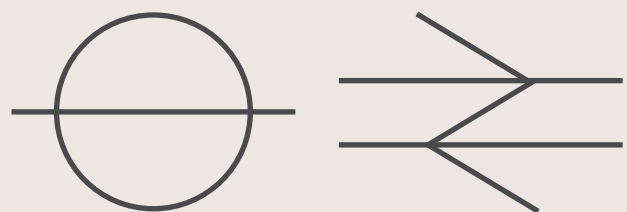




5 STUDENT  
ACCOMMODATIONS

5,001

SQ FT OF EDUCATIONAL USE  
SPACE AVAILABLE NOW



NATIONAL &  
INTERNATIONAL RAIL  
CONNECTIONS WITHIN  
WALKING DISTANCE



3 INTERNATIONAL AIRPORTS  
WITHIN 40 MINUTES

AT ITS CENTRE STANDS UNIVERSITY COLLEGE  
LONDON (UCL), CONSISTENTLY RANKED AMONG THE  
TOP UNIVERSITIES WORLDWIDE AND CELEBRATED  
FOR ITS PIONEERING RESEARCH AND DIVERSE  
ACADEMIC PROGRAMMES.

THE AREA IS ALSO HOME TO SOAS UNIVERSITY OF LONDON, RENOWNED FOR ITS  
EXPERTISE IN ASIAN, AFRICAN, AND MIDDLE EASTERN STUDIES, AND BIRKBECK,  
UNIVERSITY OF LONDON, DISTINGUISHED FOR ITS INNOVATIVE EVENING STUDY MODEL  
THAT HAS BROADENED ACCESS TO HIGHER EDUCATION.



Sotheby's  
INSTITUTE OF ART



UNIVERSITY OF  
WESTMINSTER











## BLOOMSBURY

SITUATED IN THE HEART OF BLOOMSBURY, 21 BEDFORD SQUARE ENJOYS A PRESTIGIOUS AND HISTORIC LOCATION JUST MOMENTS FROM THE BRITISH MUSEUM.

A BLEND OF HERITAGE CHARM AND MODERN CONVENIENCE, WITH EASY ACCESS TO HOLBORN AND TOTTENHAM COURT ROAD STATIONS.







THE NEIGHBOURS

- 1. Google
- 2. Apollo
- 3. Gardiner & Theobald
- 4. Skyscanner
- 5. Bloomsbury Publishing
- 6. Facebook
- 7. McKinsey
- 8. The British Museum
- 9. GSK
- 10. Mediacom

UNIVERSITIES

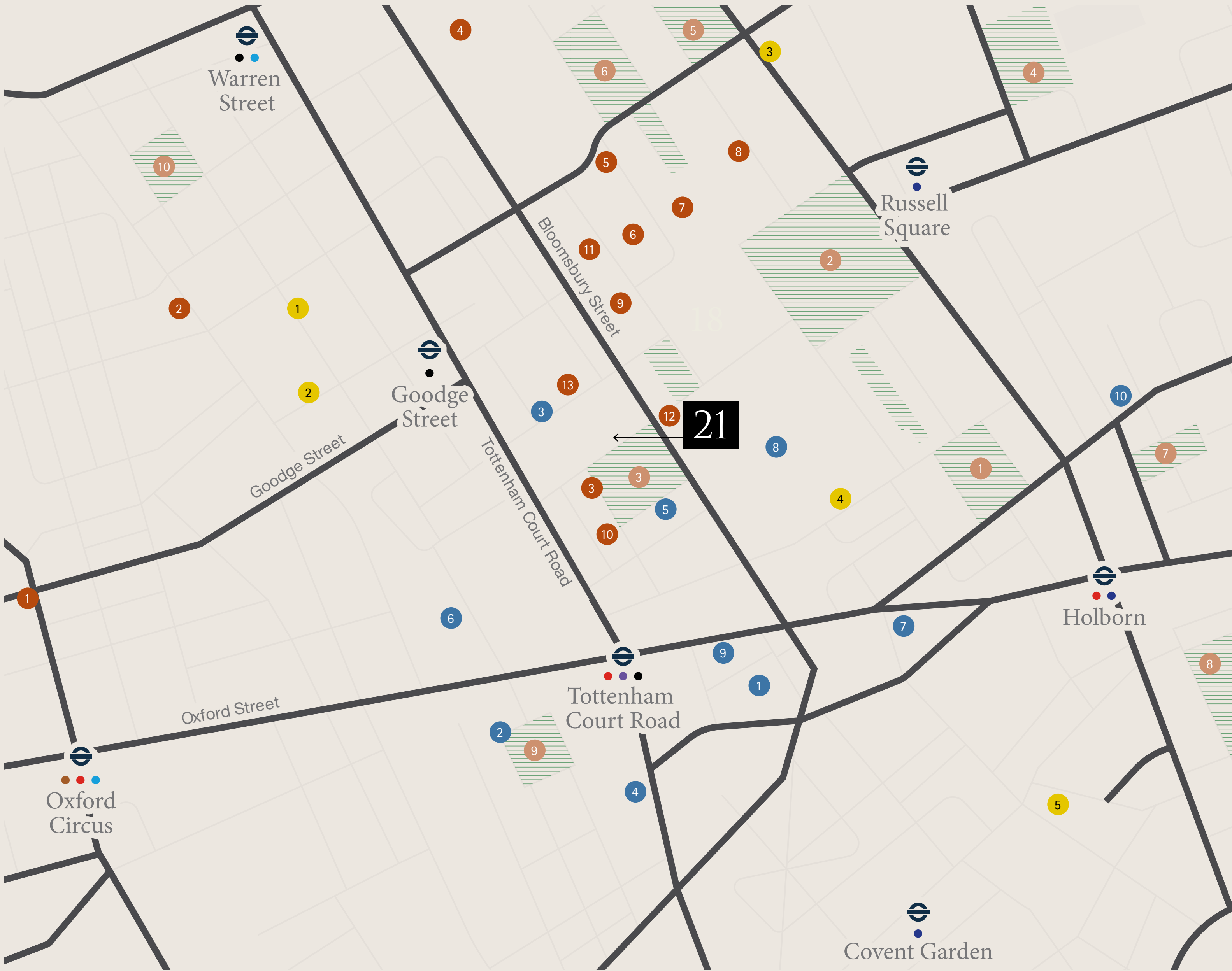
- 1. University of Westminster Regent Street
- 2. University of Westminster Cavendish Campus
- 3. Sotheby's Institute of Art
- 4. University College London
- 5. University of London
- 6. Birbeck, University of London
- 7. SOAS University of London
- 8. UCL Institute of Education
- 9. London School of Hygiene & Tropical Medicine
- 10. Architectural Association
- 11. RADA
- 12. Bloomsbury Institute
- 13. University of Law

GARDEN SQUARES

- 1. Bloomsbury Square Gardens
- 2. Russell Square Gardens
- 3. Bedford Square Gardens
- 4. Brunswick Square
- 5. Tavistock Square
- 6. Gordon Square
- 7. Red Lion Square
- 8. Lincoln's Inn Fields
- 9. Soho Square
- 10. Fitzroy Square

STUDENT ACCOMODATION

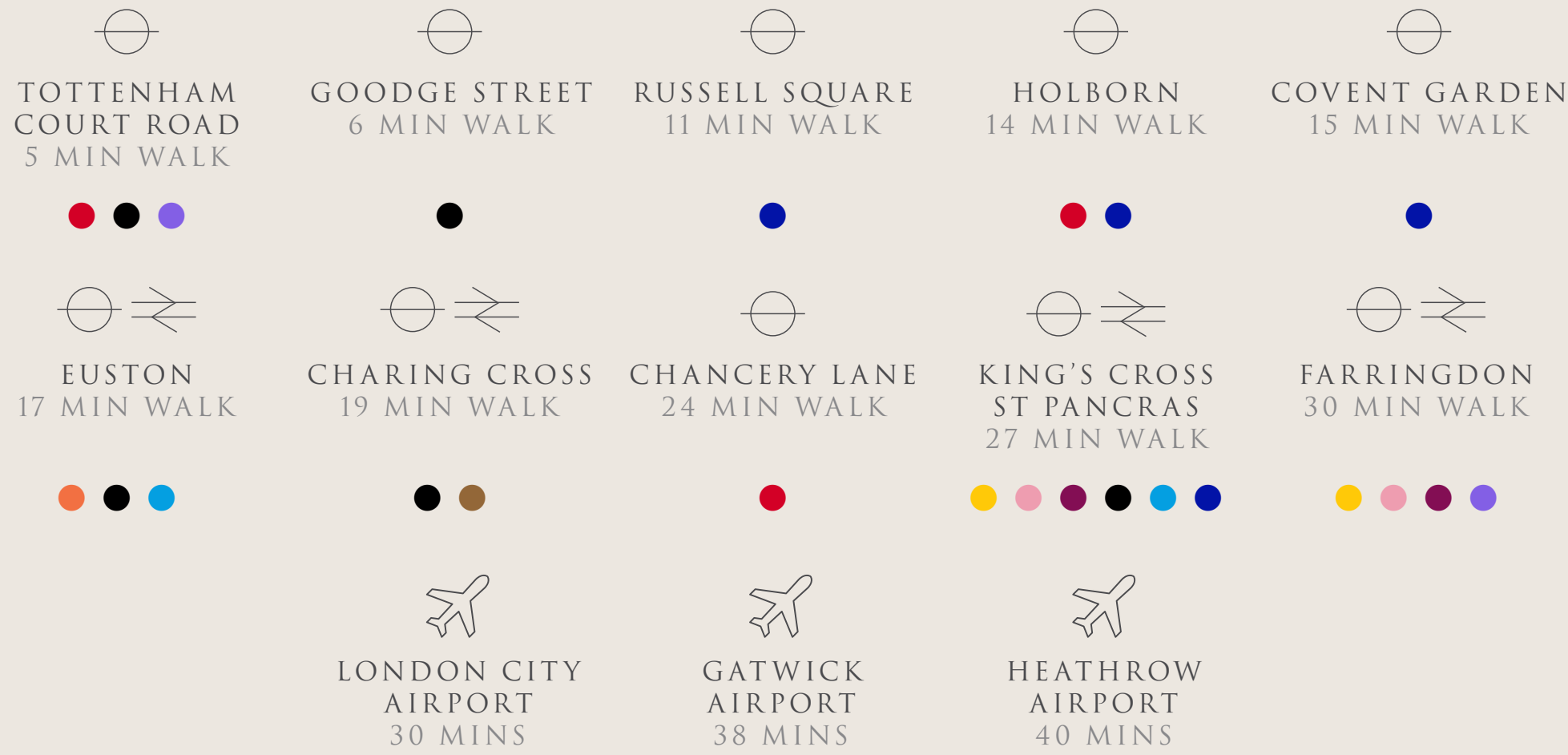
- 1. Astor College
- 2. UniteStudents
- 3. Scape Bloomsbury
- 4. Helen Graham House
- 5. Prestige Student Living Grosvenor House





EXCEPTIONALLY CONNECTED

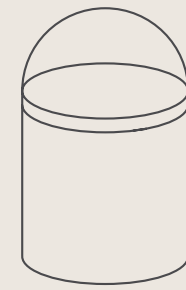
JUST MINUTES FROM MAJOR TRANSPORT HUBS:  
KING’S CROSS ST PANCRAS, EUSTON, AND RUSSELL  
SQUARE, THE AREA PROVIDES SEAMLESS ACCESS  
ACROSS LONDON, THE UK, AND BEYOND.







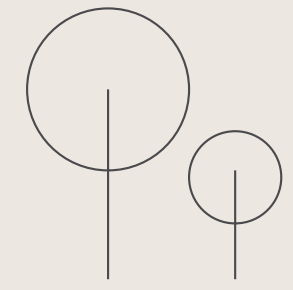
## HIGHLIGHTS



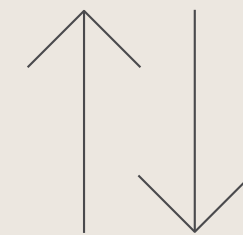
NEWLY REFURBISHED



SELF CONTAINED  
BUILDING



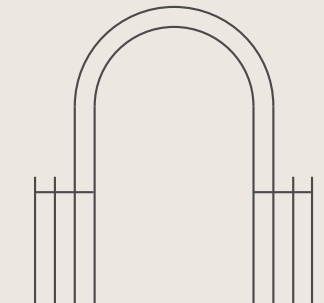
PRIVATE TERRACE



LIFT ACCESS



EXTERIOR COACH  
HOUSE



ACCESS TO BEDFORD  
SQUARE GARDEN  
OPPOSITE  
THE BUILDING









THE ACCOMMODATION COMPRISES  
THE FOLLOWING AREAS

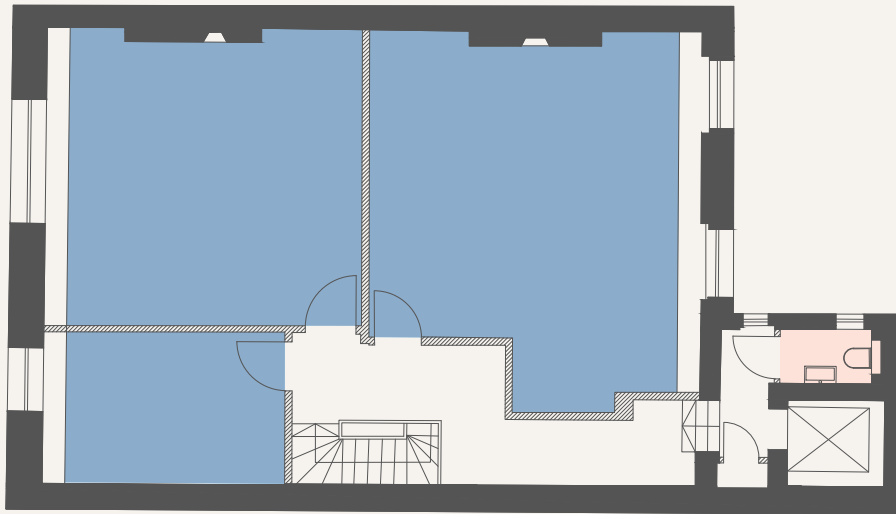
FLOOR	SQ_FT	SQ_M
THIRD	744	69
SECOND	794	74
FIRST	820	76
GROUND	1,017	94
LOWER GROUND	1,041	97
BUILDING (COACH HOUSE)	585	54
TOTAL	5,001	465

ADDITIONAL CLASS E SPACE EXCEEDING 4,000 SQ\_FT IS ALSO AVAILABLE.  
FURTHER DETAILS ARE AVAILABLE UPON REQUEST.

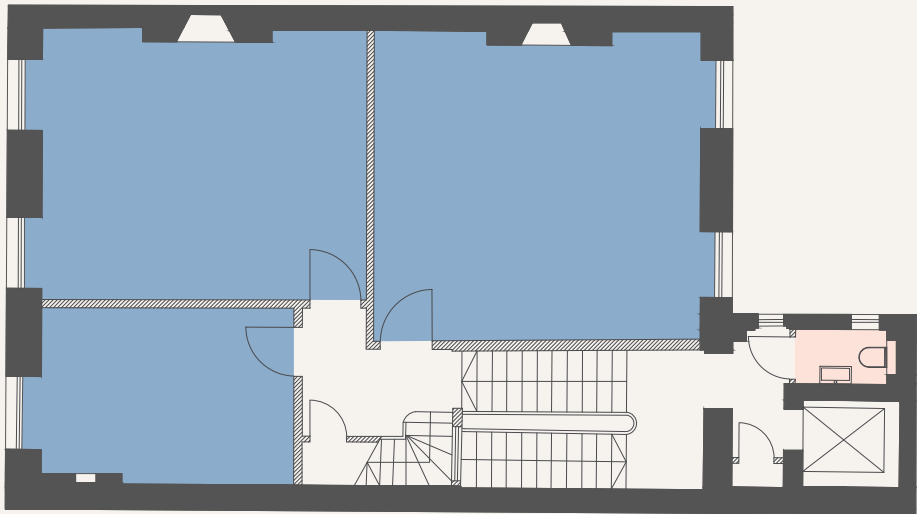


FLOORPLANS

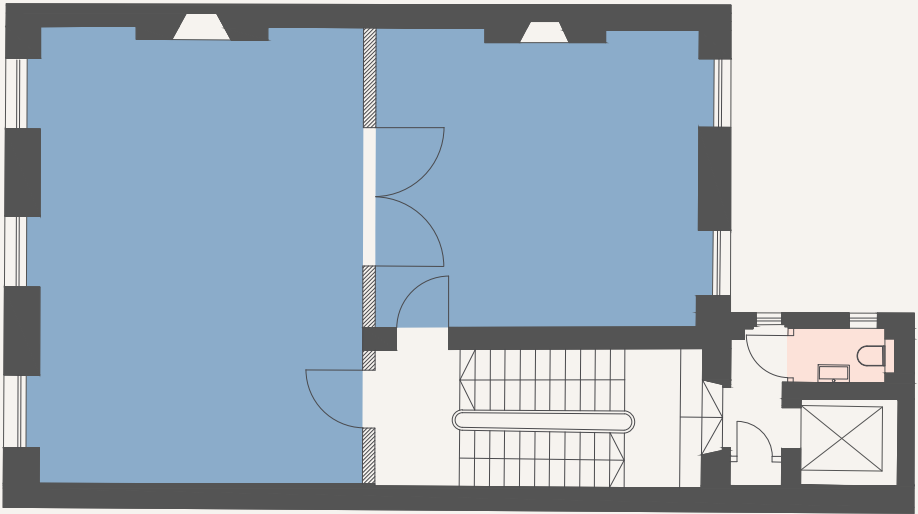
THIRD FLOOR  
744 SQ FT / 69 SQ M



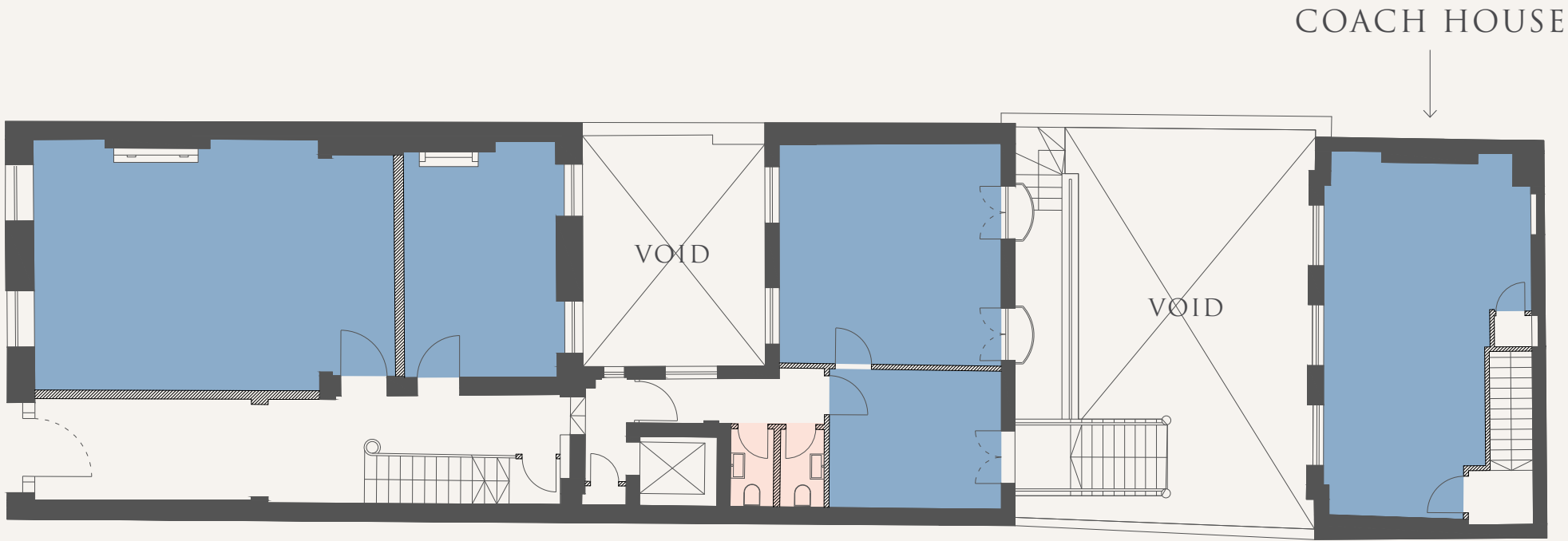
SECOND FLOOR  
794 SQ FT / 74 SQ M



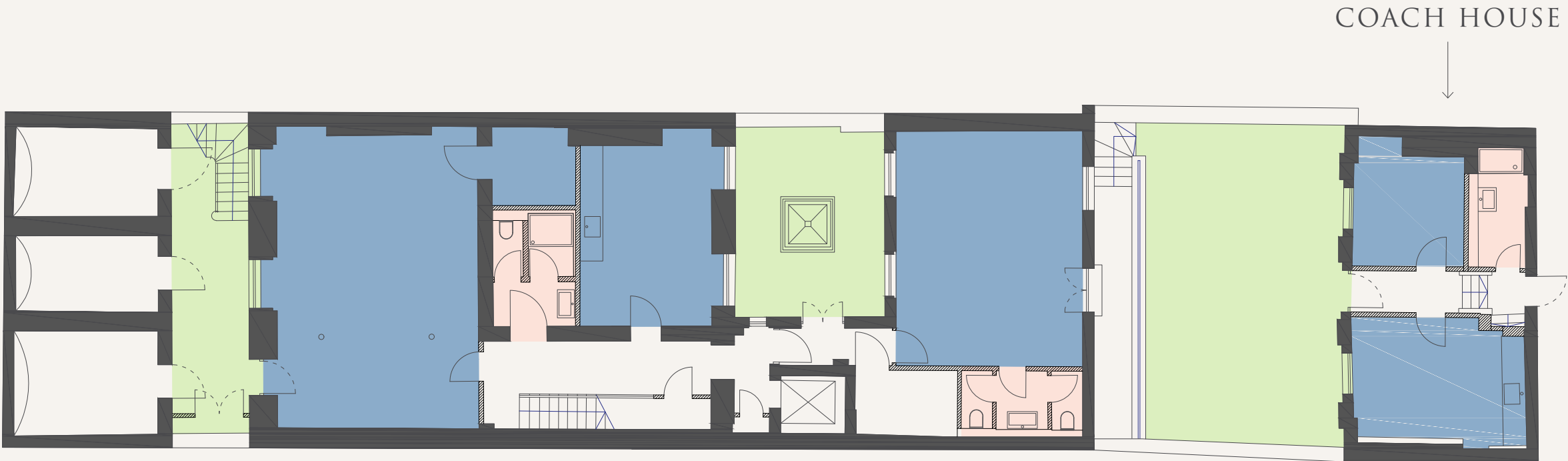
FIRST FLOOR  
820 SQ FT / 76 SQ M



GROUND FLOOR  
1,017 SQ FT / 94 SQ M



LOWER GROUND FLOOR  
1,041 SQ FT / 97 SQ M







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