



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.







THE BEDFORD ESTATES

21 BEDFORD SQUARE, BLOOMSBURY WC1

FOR RENT: 5,001 SQ.FT



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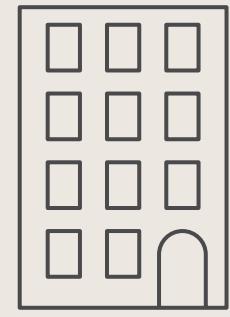
BE PART OF LONDON'S INTELLECTUAL AND ACADEMIC HEART

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

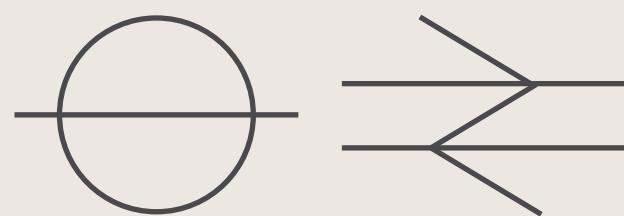
CULTURAL AND SCHOLARLY LANDMARKS SUCH AS THE BRITISH MUSEUM AND
THE SENATE HOUSE LIBRARY FURTHER ENRICH BLOOMSBURY'S LANDSCAPE,
MAKING IT A PLACE WHERE KNOWLEDGE, CULTURE, AND INNOVATION CONVERGE.

THIS UNIQUE ECOSYSTEM FOSTERS A VIBRANT ACADEMIC COMMUNITY THAT
CONTINUES TO ATTRACT STUDENTS, RESEARCHERS, AND THOUGHT LEADERS
FROM ACROSS THE GLOBE.





5 STUDENT
ACCOMMODATIONS



NATIONAL &
INTERNATIONAL RAIL
CONNECTIONS WITHIN
WALKING DISTANCE

5,001

SQ FT OF EDUCATIONAL USE
SPACE AVAILABLE NOW



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



UNIVERSITY
OF LONDON



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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.



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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

GARDEN SQUARES

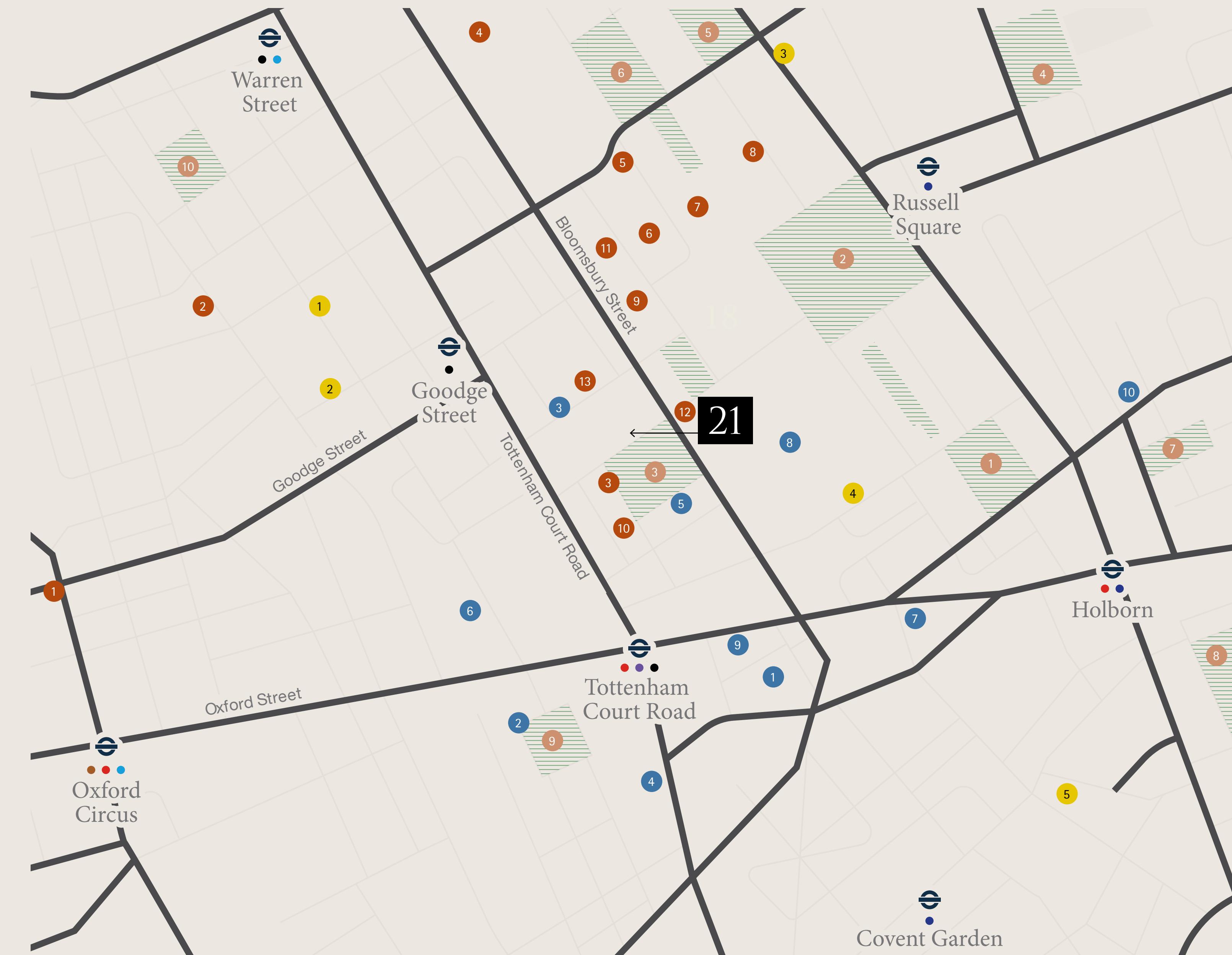
- 1. Bloomsbury Square Gardens
- 2. Russell Square Gardens
- 3. Bedford Square Gardens
- 4. Brunswick Square
- 5. Tavistock Square
- 6. Gordon Square
- 7. Red Lion Square
- 8. Lincoln's Inn Fields
- 9. Soho Square
- 10. Fitzroy Square

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

STUDENT ACCOMODATION

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



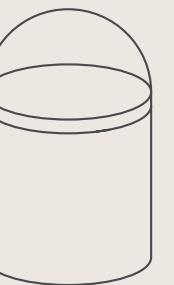
EXCEPTIONALLY CONNECTED

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.





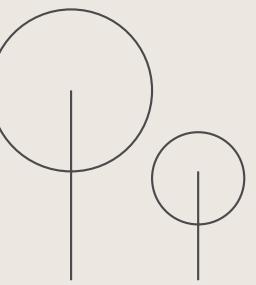
HIGHLIGHTS



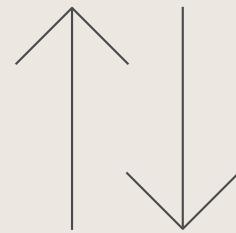
NEWLY REFURBISHED



SELF CONTAINED
BUILDING



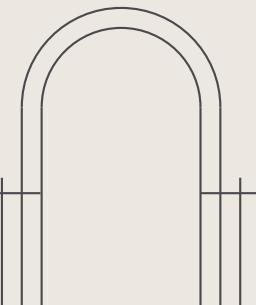
PRIVATE TERRACE



LIFT ACCESS



EXTERIOR COACH
HOUSE



ACCESS TO BEDFORD
SQUARE GARDEN
OPPOSITE
THE BUILDING





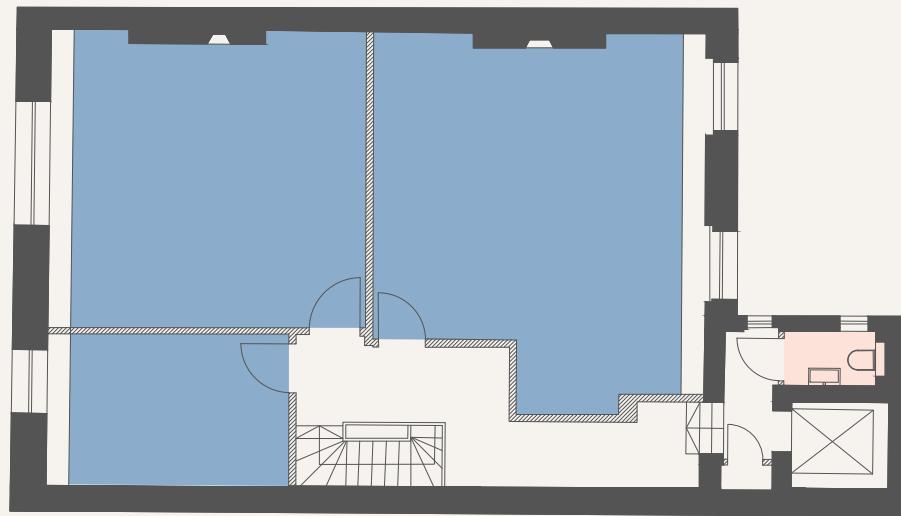
THE ACCOMMODATION COMPRISES
THE FOLLOWING AREAS

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

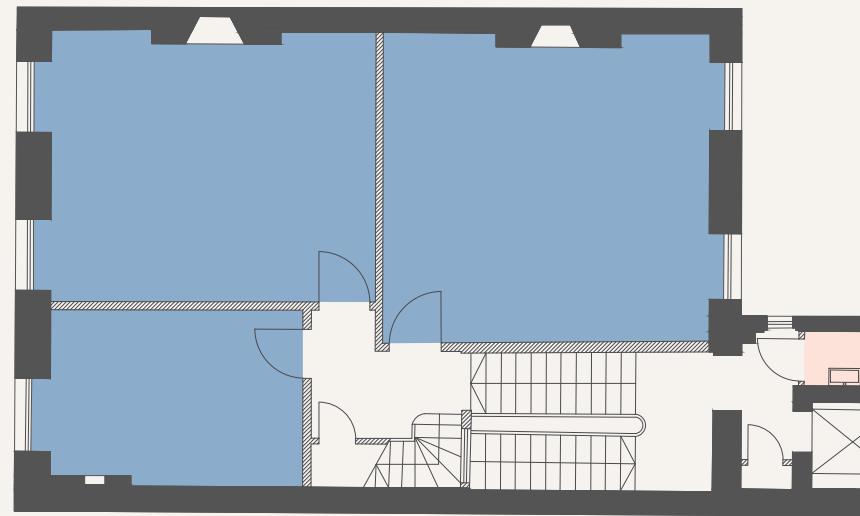
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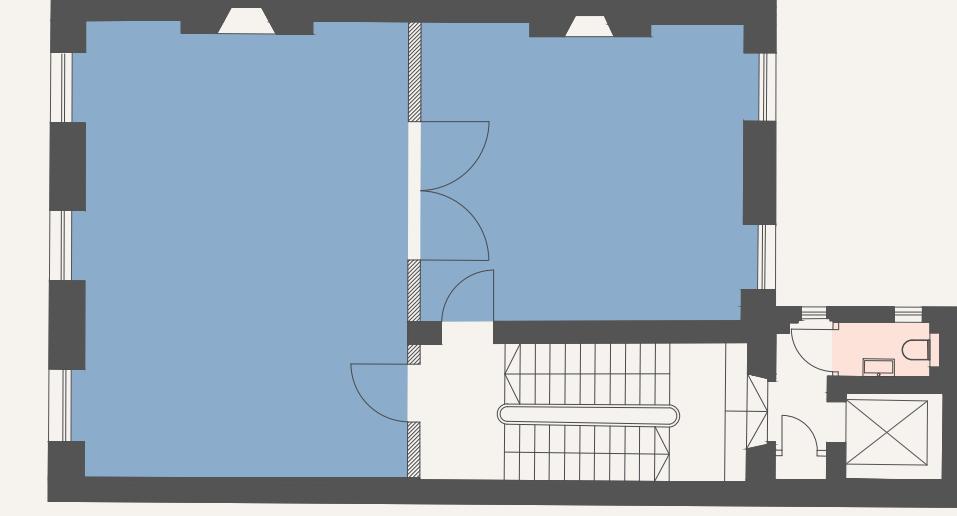
THIRD FLOOR
744 SQ FT / 69 SQ M



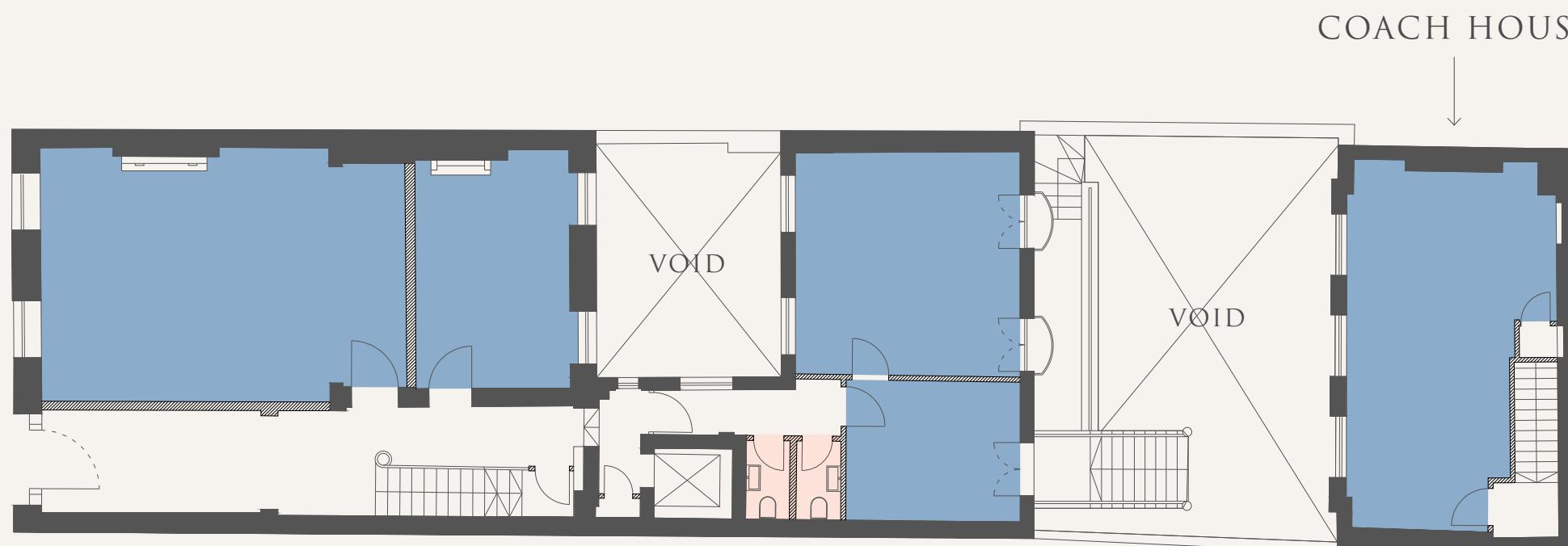
SECOND FLOOR
794 SQ FT / 74 SQ M



FIRST FLOOR
820 SQ FT / 76 SQ M

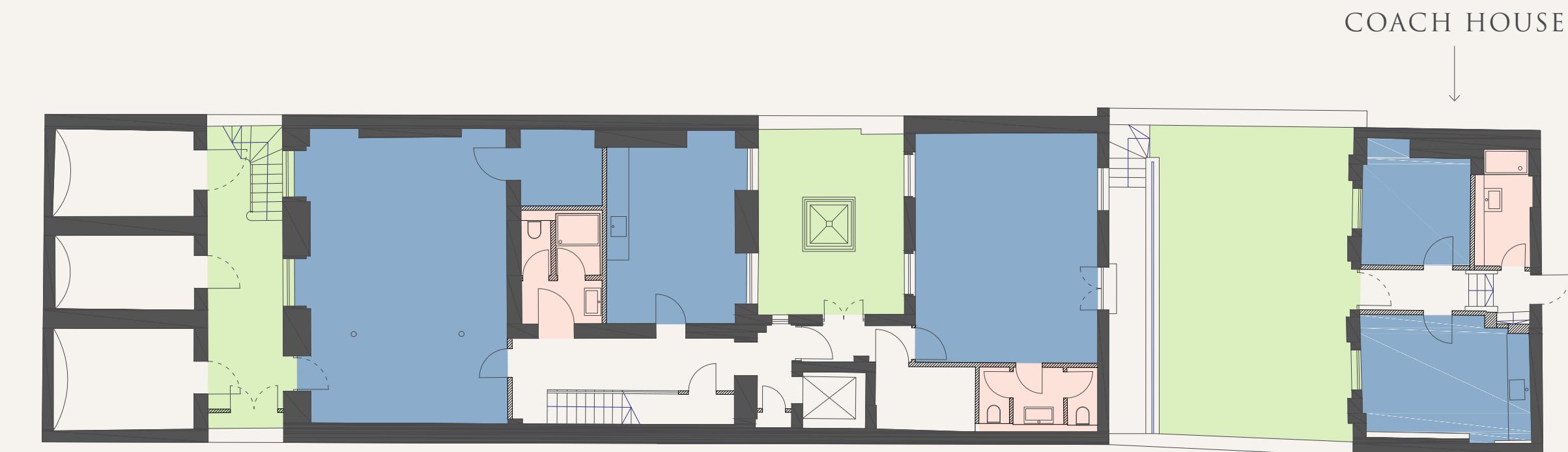


GROUND FLOOR
1,017 SQ FT / 94 SQ M



COACH HOUSE

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



COACH HOUSE



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& PARTNERS W1
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