

RUBIX

**EMERALD
STREET
ESTATE** *WCI*

Fitted warehouse style office space in the heart of Bloomsbury

The Emerald Street Estate offers a mix of fully refurbished spaces on flexible lease terms. The floors benefit from high ceilings and fantastic natural light and is surrounded by bars, retail and green spaces.



AMENITIES



NEWLY REFURBISHED OFFICE SPACE



BIKE & SHOWER FACILITIES



AIR CONDITIONING



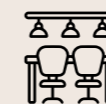
LED LIGHTING



EXPOSED SERVICES



IMPRESSIVE PERIOD FEATURES



PARTIALLY FITTED OFFICE SPACE



EPC B



ON-SITE PORTER

SOHO



AVAILABILITY

FLOOR	SQ M	SQ FT	RENT/PSF	S.C/PSF	RATES/PSF	TOTALMONTH
11-15 - 2 nd	154.96	1,668	£52.50	£8.00	£20.00	£11,189.50
11-15 - 3 rd	180.32	1,941	£55.00	£8.00	£20.00	£13,425.25
14-18 - 1 st	80.08	862	£49.50	£6.40	£19.00	£5,380.32
6-8 - G & LG	80.83	870	£47.00	£6.50	£19.00	£5,256.25

TERMS: NEW LEASE DIRECT FROM THE LANDLORD

LOCATION



TALK TO US

Viewing is strictly by prior appointment with Rubix.

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