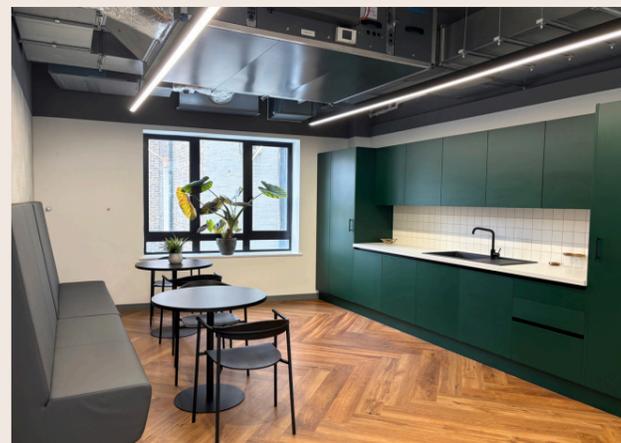


RUBIX

13
SOUTHHAMPTON
PLACE WC1

Plug-and-play space a stone's throw from Holborn Station.

Occupying a corner in London's Bloomsbury Quarter, this fully fitted, refurbished floor seamlessly combines historic character with modern design, creating an exceptional, turnkey workspace.



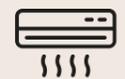
AMENITIES



NEWLY REFURBISHED OFFICE SPACE



LOCKER & SHOWER FACILITIES



EFFICIENT VRF HEATING AND COOLING



EXPOSED SERVICES



RAISED ACCESS FLOORING



ENERGY-SAVING LED LIGHTING



FULLY FITTED OFFICE SPACE

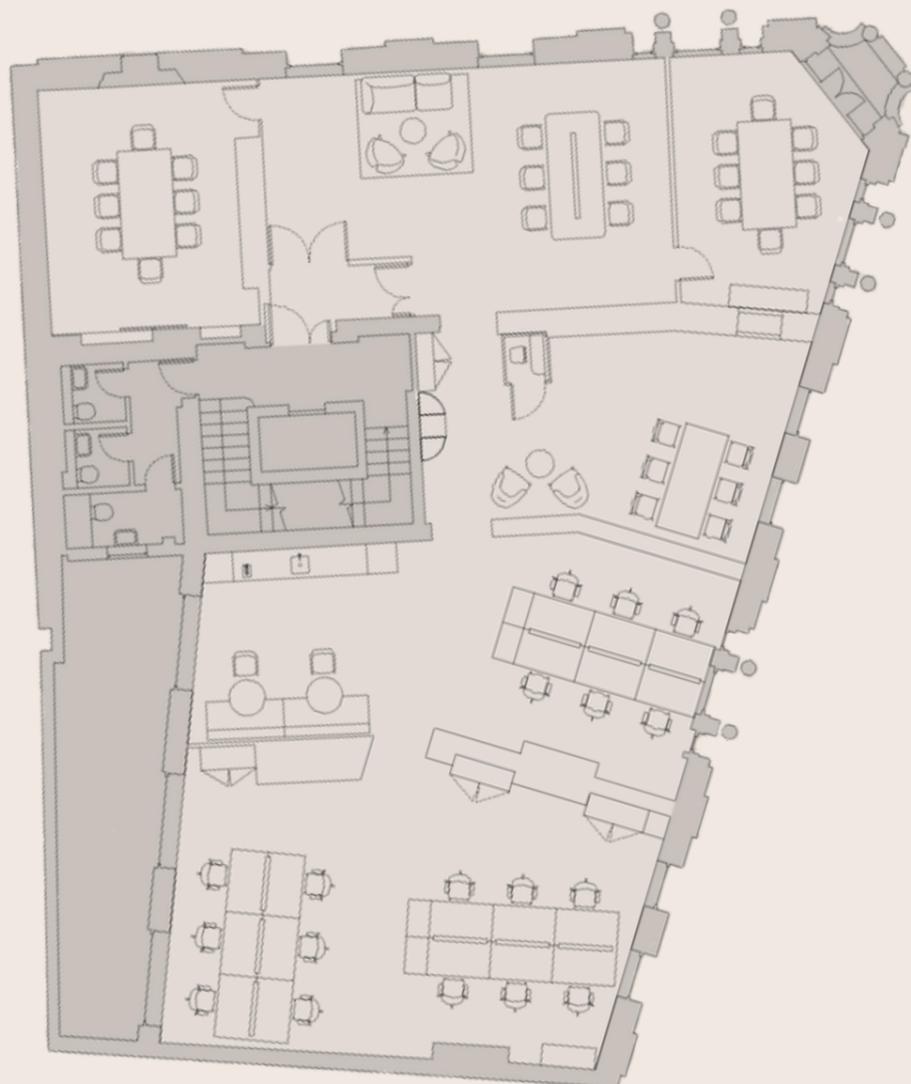


18 DESKS + 12 HOT DESKS



2 LIFTS

FLOORPLAN



1st FLOOR, 13 SOUTHAMPTON PLACE, 2,706 SQ FT

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT/PSF	RATES/PSF	S/C PSF	TOTAL/ANNUAL
1 st	246	2,706	£72.50	£24.00	£16.00	£304,425

TERMS: NEW LEASE DIRECT FROM THE LANDLORD

KEY

Open-plan working zones and hot desking options.

Dedicated kitchen and casual dining space.

A lounge area ideal for reception and waiting spaces.

Toilets and lift access.

A spacious meeting room perfect for client presentations.

Abundant natural light.

Ready for immediate occupation.

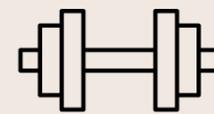
Tenants will benefit from a fully fitted plug-and-play office, while kitchen connection points and an audio entry system add further convenience. Meeting rooms and hot desking options add to the versatility of the space, ensuring the most productive and flexible environment for your team.

The building also offers 12 lockers, two unisex showers, and dedicated changing areas, ensuring occupiers have the flexibility and amenities to support today's working culture.

MIDTOWN



LOCATION



Bull at the Gate
Virgin Active
Gymbox Holborn
PureGym Holborn

Colonel Saab
Le Petit Chef
L'Oscar
The London Cabaret Club

Oxford Street
New Street Square

TALK TO US

Viewing is strictly by prior appointment with Rubix.

Chris Commins
E: chris@rubix.london
M: +44(0)7904 131 351

George Reynolds
E: george@rubix.london
M: +44(0)7754835744

Poppy Taylor
E: poppy@rubix.london
M: +44(0)7713 630 101

Disclaimer - Rubix Real Estate Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Rubix Real Estate Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Visit us here: [RUBIX.LONDON](https://www.rubix.london) | 35 Soho Square, London, W1D 3QX