



STORAGE ROOM To LET

APPROX 310 SQ.FT/ 29M²

James Lewis and Company

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Surveyors, Valuers and Estate Agents
Brian L. Saidman F.I.B.A.

31-35 Great Ormond Street
London WC1

LOCATION

No.31-35 Great Ormond Street is prominently situated on the south side of this important thoroughfare just to the west of Lambs Conduit Street. Theobalds Road is immediately to the south and Grays Inn Road similarly to the east. Southampton Row is also close by to the west

1

DESCRIPTION:

Self-contained Basement Storage Rooms

with 24/7 access via electric shutter to rear yard and broad concrete staircase down to:

Storage Room 1

totalling overall approximately

672 sq.ft (62 m²)

£8,500 per annum fully inclusive

Storage Room 3

totalling overall approximately

310 sq.ft (29 m²)

£3,250 per annum fully inclusive

All rents are Fully Inclusive of Rates. Metered Electricity supply

VIEWING AT SHORT NOTICE BY APPOINTMENT THROUGH THIS OFFICE

020 7631 4565

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.