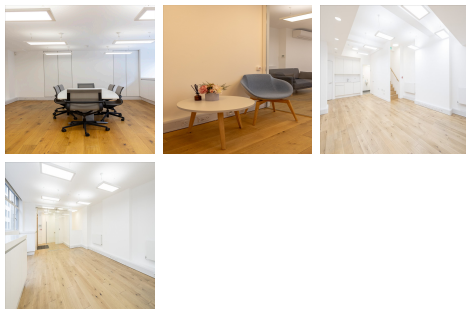


# Serviced Office Space UK

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## 6-8 Emerald Street

### London WC1N 3QA



Located within the vibrant Emerald Estate, this building is surrounded by a dynamic neighbourhood boasting an abundance of restaurants, charming coffee shops, and inviting green spaces, creating a lively and engaging atmosphere for residents and visitors alike to enjoy. When it comes to transportation, convenience is paramount, as the building is ideally situated within walking distance to both Holborn and Chancery Lane tube stations, providing easy access to London's extensive underground network. Moreover, the proximity to Farringdon and Kings Cross St Pancras adds further versatility to commuting options, ensuring seamless connectivity to various parts of the city and beyond. Whether navigating the bustling streets of central London or venturing further afield, this prime location offers unparalleled convenience and accessibility for all.

Refurbished self-contained offices both fitted and open plan for rent on flexible lease terms from 12 months in the heart of Bloomsbury. The workspace, situated in the heart of Bloomsbury, comprises 7 charming warehouse conversions. Formerly used by the Victorian industrial industry, the estate has now been converted to studio & office accommodation and houses over 18 different companies, mainly in the creative sectors. The workspace is a self-contained unit within a warehouse building, configured across LG & G floors. The building benefits from a fitted kitchenette, modern WC facilities & new LED lighting.

### transport links

<b>Underground</b>	Holborn
<b>Train Station</b>	St Pancras International
<b>Road Link</b>	N/A
<b>Airport</b>	London City Airport

### Leased Spaces

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- **Price** : Â£171 pcm
- **Min Price** : Â£171 pcm
- **Min Size** : 15 sq ft
- **Max Size** : 15 sq ft
- **Total Size** : 860 sq ft
- **Min Term** : 12 mnths
- **Max Term** : 36 mnths