



## 40 BERNARD STREET

### OVERVIEW

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Hi-spec workspace in a modern building.

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Collaborative and social workspace.

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Steps away from Russell Square tube station.

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Lounge-style rooms for creativity.

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Excellent natural light throughout.

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Flexible terms available with the ability to grow within the building.

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### AMENITIES

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Bike Storage

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Showers

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Lounge

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Breakout Space

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24 Hour Access

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Kitchens

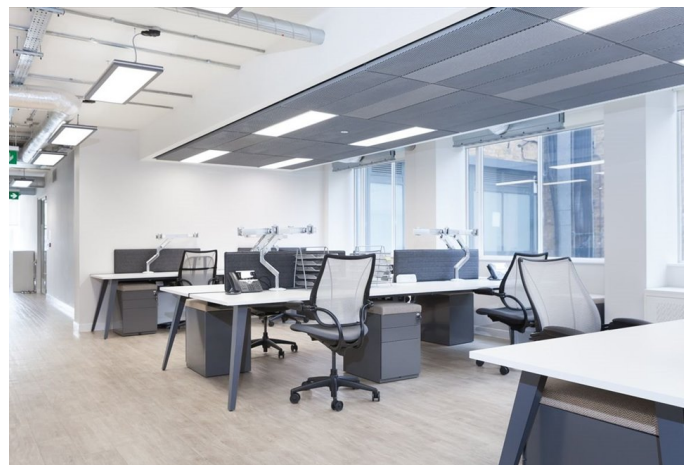
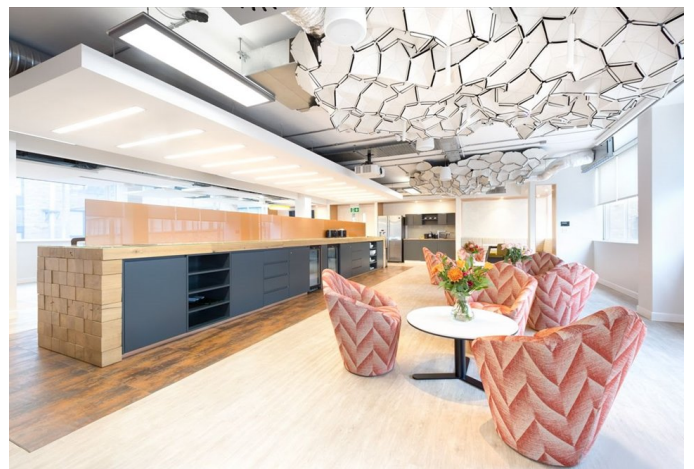
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Fully Furnished

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Meeting Rooms

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## TERMS

Flexible by arrangement

## SUMMARY

Available Size	50 sq ft to 15,100 sq ft
Price	£640 per desk per month
Business Rates	Included in desk rate
VAT	Elected

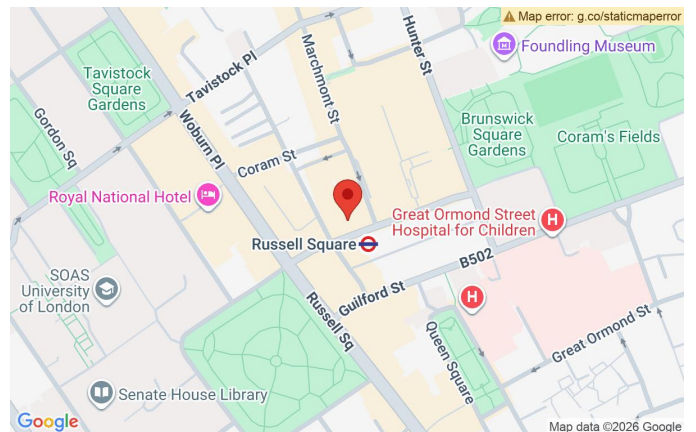
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**CATHERINE ALEXANDER**

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## LOCATION

40 Bernard Street building lies between Russell Square in one direction and Brunswick Square in the other, providing green spaces where employees can gather and recharge. During or after work, there's something for everyone within a short distance - second-hand bookshops, gyms, the Brunswick Shopping Centre, and the British Museum close by.

The building is directly opposite Russell Square underground station so getting onto the Piccadilly line trains only takes a matter of seconds.

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