

13th PLACE
SOUTHAMPTON.
QUARTER BLOOMSBURY

13
SOUTHAMPTON
PLACE



**From 2,652 to 11,045 sq ft
of newly refurbished
contemporary workspace,
complemented by heritage
architecture in WC1.**

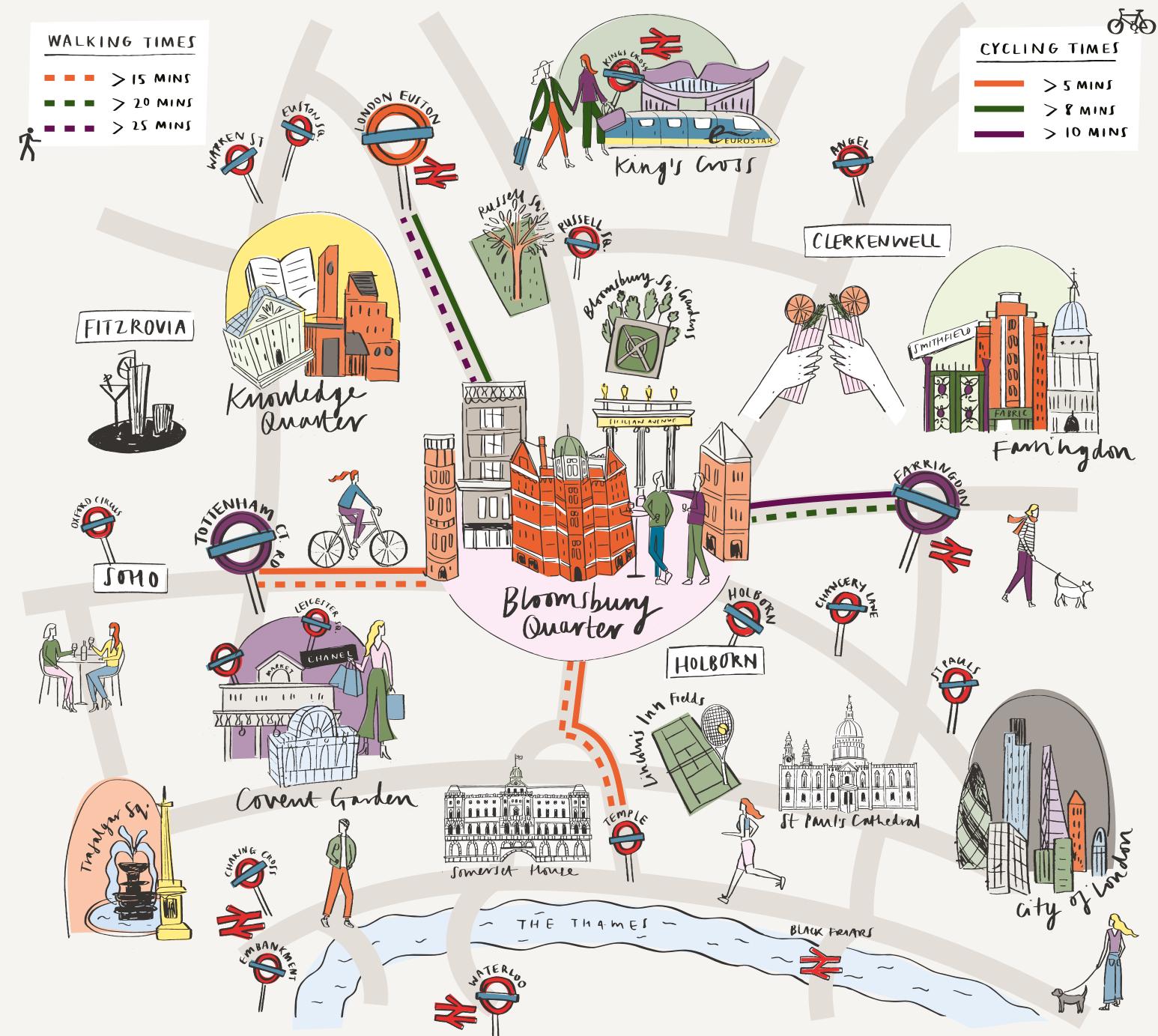
Set moments from Holborn Station,
13 Southampton Place offers a
range of fully fitted plug and play
floors, in addition to non-fitted
floors tailored to your own needs.

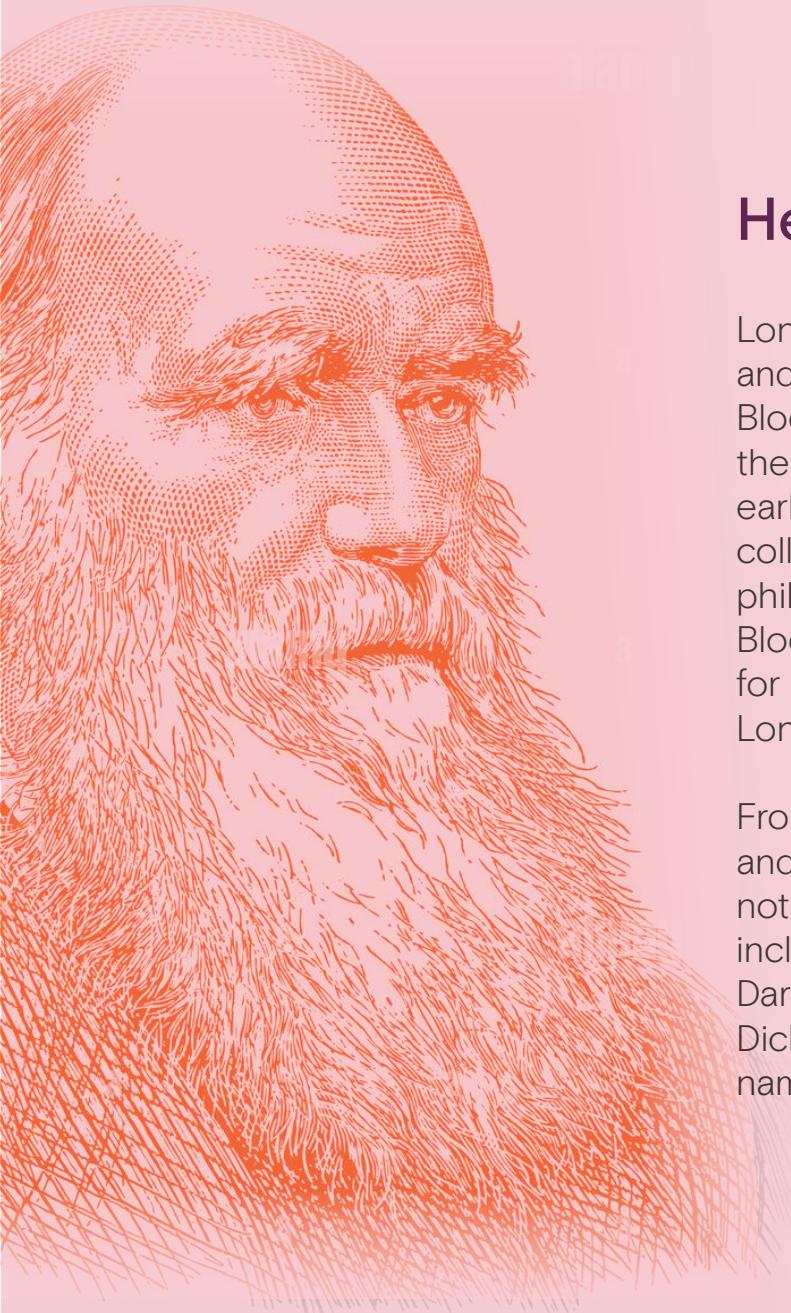


Welcome to
Bloomsbury
Quarter

A new quarter in the heart of London, for diversity, responsibility, and flexibility. A new destination for artisans, connoisseurs and foodies; for boutiques, offices and greenery. A vibrant neighbourhood, forged for tomorrow.

Bloomsbury Quarter. Where London meets.





Heritage & History

Long-associated as the intellectual and literary hub of London, Bloomsbury gave its name to the Bloomsbury Group in the early 20th century. Comprising a collection of writers, intellectuals, philosophers and artists, the Bloomsbury Group were renowned for their seminal contribution to London's modern culture.

From Vanessa Bell to Roger Fry and Duncan Grant, Bloomsbury's notable residents have also included Mathama Gandhi, Charles Darwin, Bob Marley, Charles Dickens and Ricky Gervais, to name a few.

STORY & HERITAGE



The Building

SOUTHAMPTON
13
PLACE



Schedule of Areas

Proposed	Condition	Office sq. ft	Office sq. m
4	Cat A	2,798	260
3	Cat A+	2,809	261
2	Cat A	2,786	259
1	Cat A+	2,652	246
Total		11,045	1,026

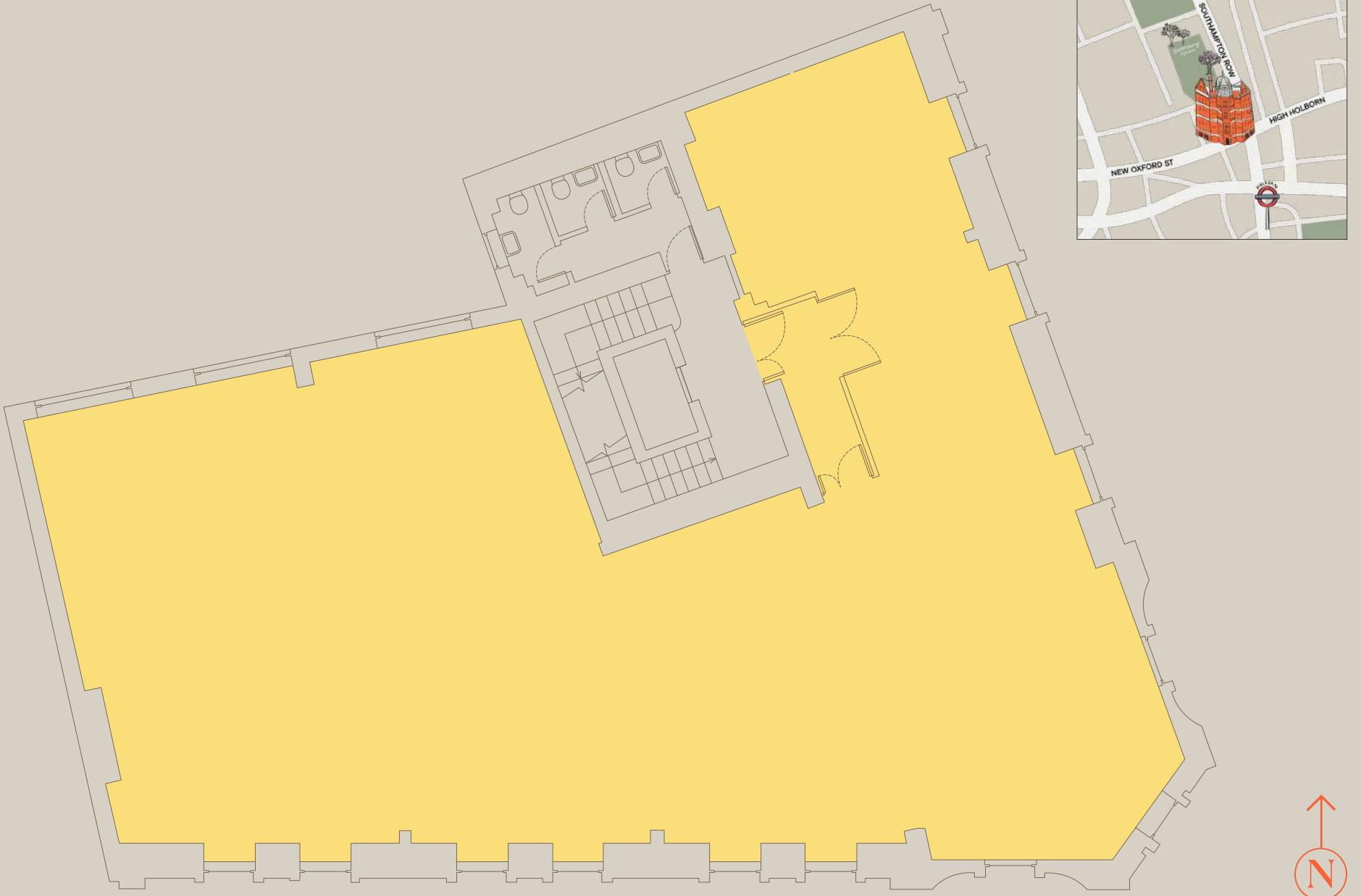
4

Fourth Floor

2,798 sq ft

260 sq m

CAT A





View of the Fourth Floor

3

Third Floor

2,809 sq ft

261 sq m

CAT A+

22 x desks

1 x boardroom

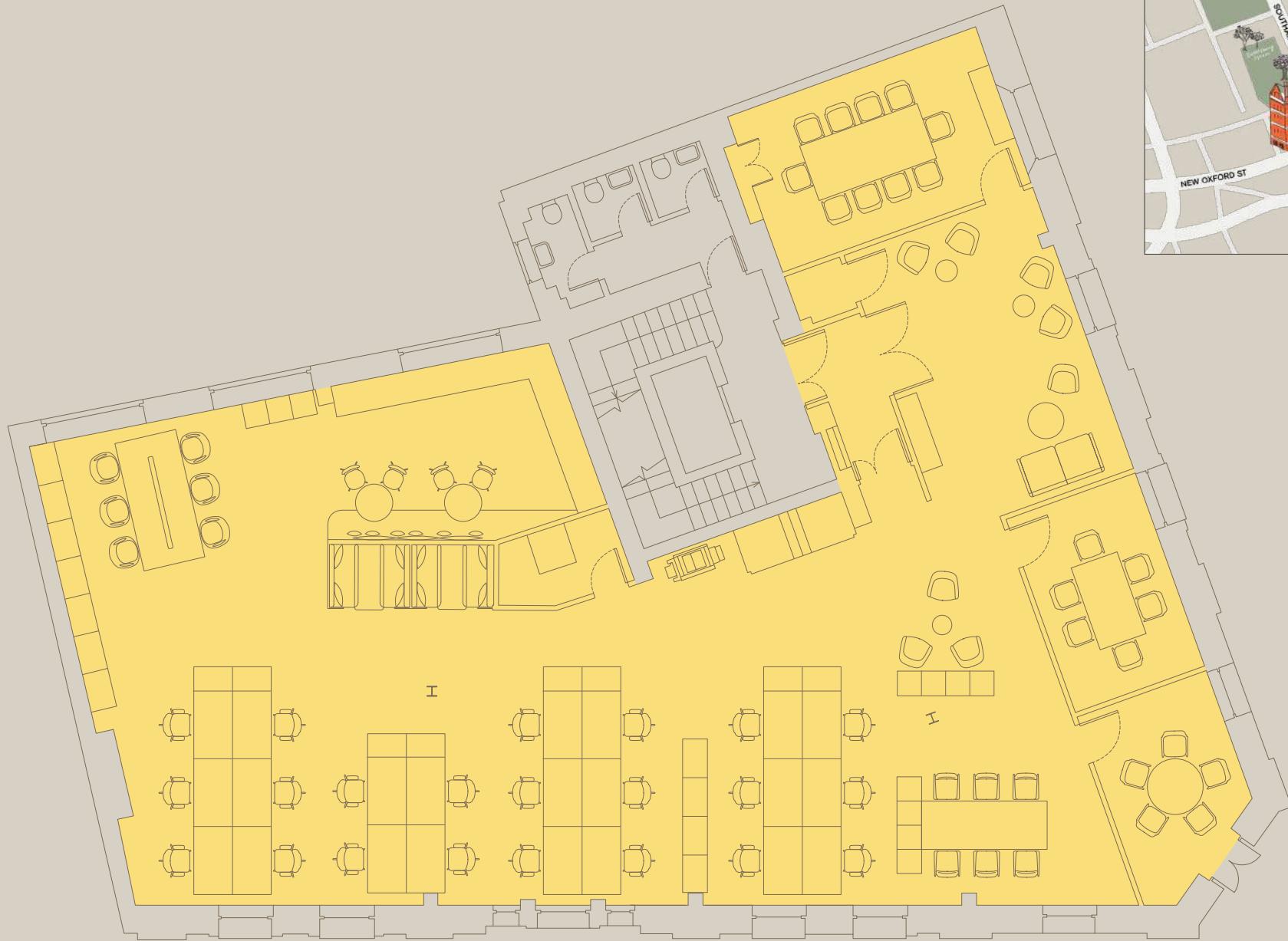
2 x meeting rooms

2 x phone booths

1 x reception

3 x informal touchdown

1 x kitchen and breakout





View of the Third Floor

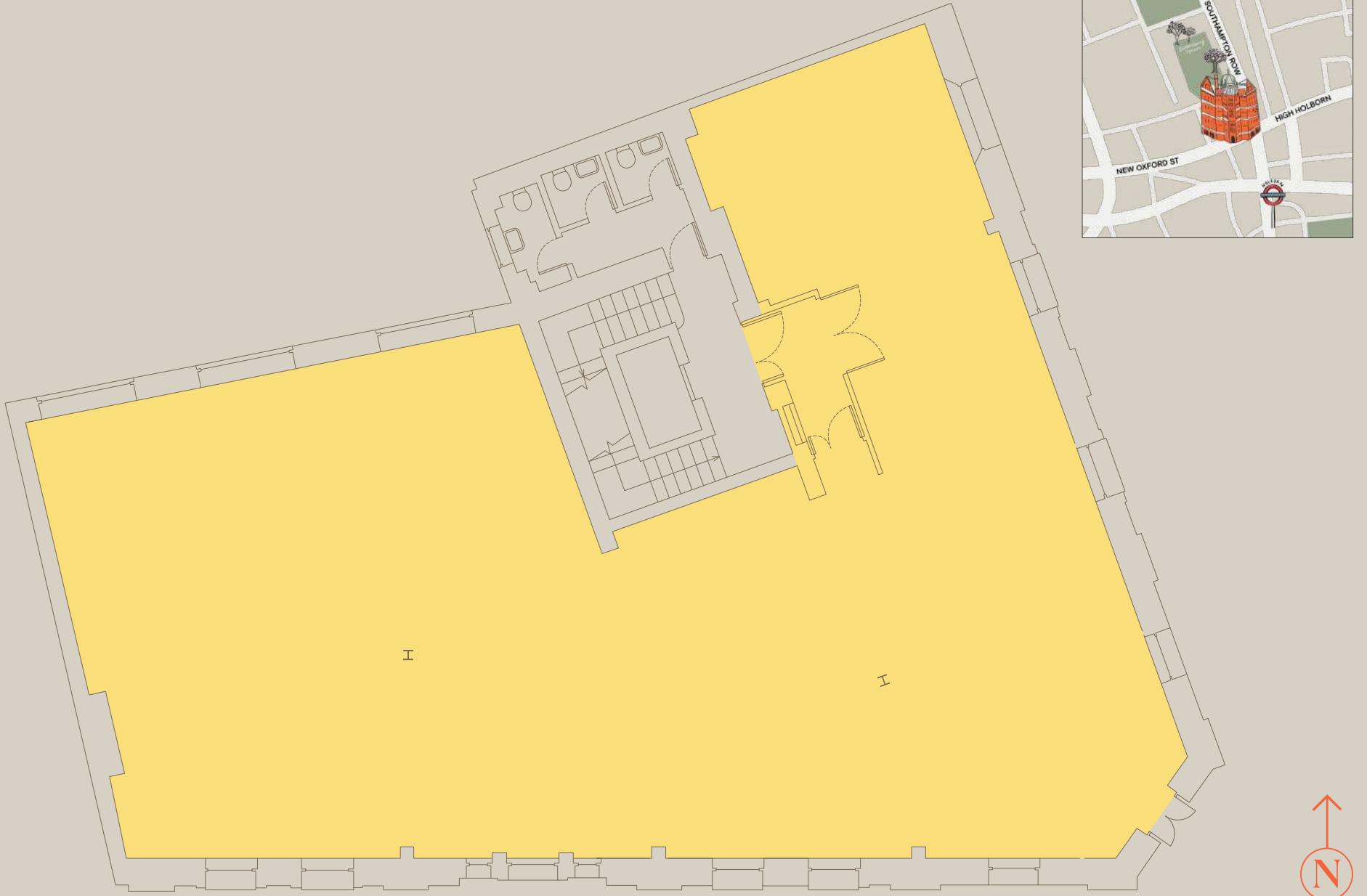
2

Second Floor

2,786 sq ft

259 sq m

CAT A





View of the Second Floor

I

First Floor

2,652 sq ft

246 sq m

CAT A+

18 x desks

2 x meeting rooms

4 x phone booths

1 x reception

2 x informal touchdown

1 x kitchen and breakout

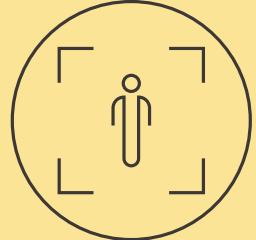


Indicative CAT A+ fit-out





View of the entrance lobby



Occupancy
ratio 1:8



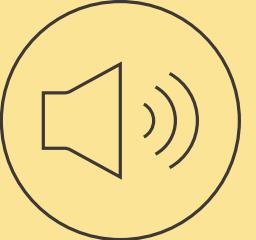
EPC B



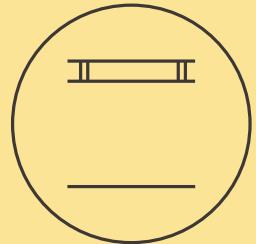
VRF heating
and cooling



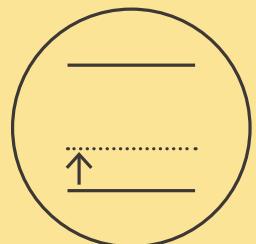
Kitchen connection
points available



Audio entry
system



Exposed services
throughout



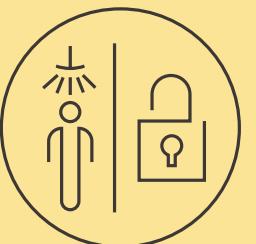
Raised access
flooring to offices



Full building
refurbishment



Fully fitted plug
and play floors
available



12 lockers &
2 unisex showers with
changing areas

13 SOUTHAMPTON PLACE, NOVEMBER 2024

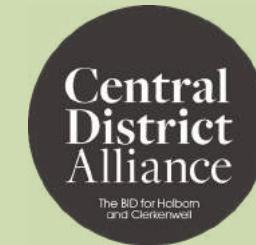


ENVIRONMENTAL • SOCIAL
AL • GOVERNANCE

We are committed to achieving the highest sustainability standards possible across the Bloomsbury Quarter estate



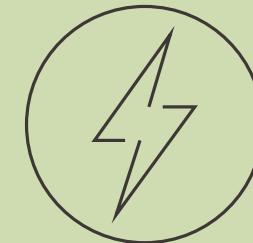
Targeting
'Very Good'



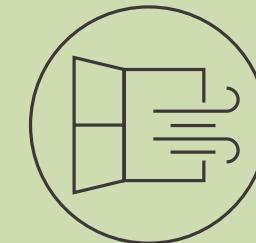
Collaborating with the
Central District Alliance



Targeting
2* minimum



All electric scheme
(no fossil fuels)



Natural ventilation
(openable windows)

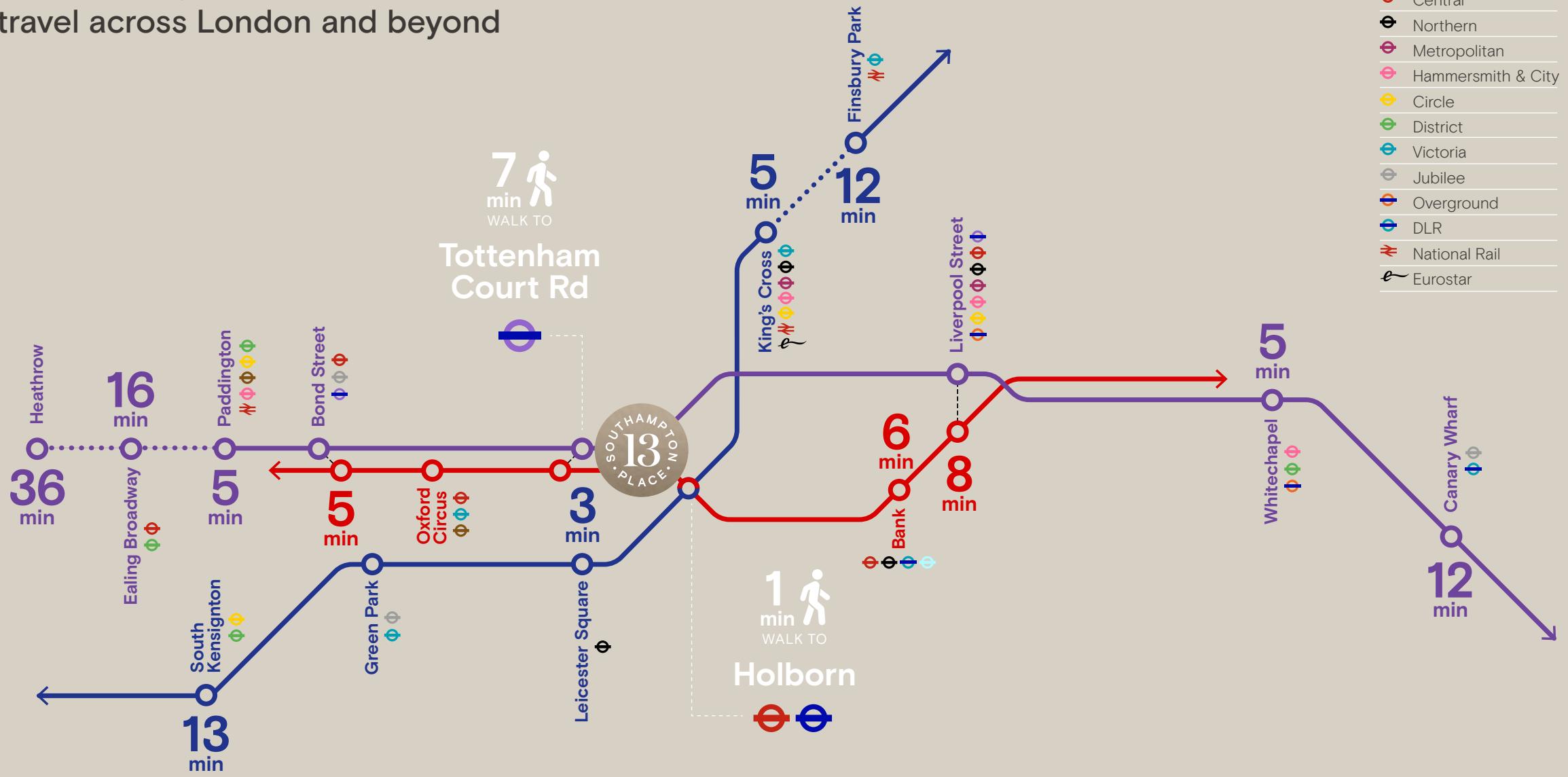


Estate wide
greening strategy

YOUR NEIGHBOURHOOD



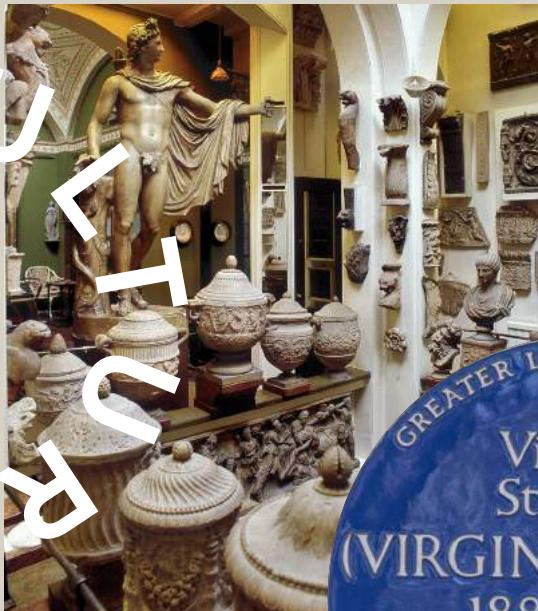
Exceptionally well connected for convenient travel across London and beyond





Royal Opera House

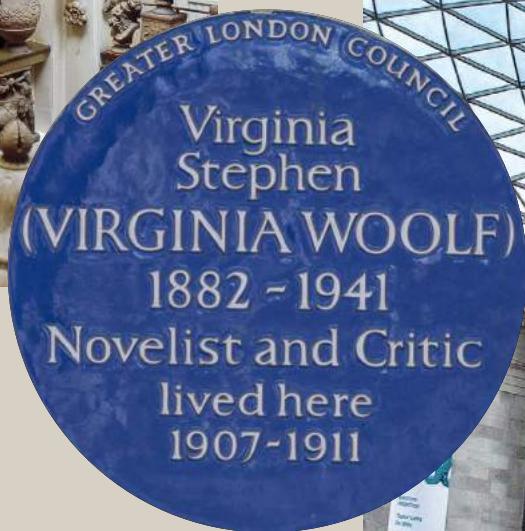
ART & CULTURE



Sir John Soane's Museum

Where heritage meets contemporary

Whether it's a trip to the British Museum, an evening at the Top Secret Comedy Club or a talk at the University of London, 13 Southampton Place sits in a location surrounded by art and culture.



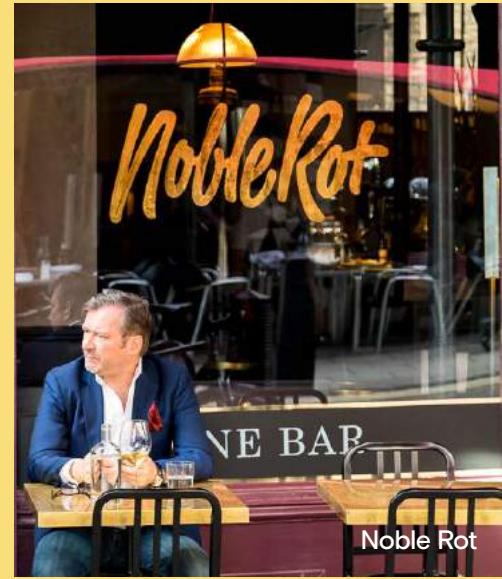
British Museum



500
FOOD & DRINK
+
HONEY & CO.

More than 50 bars,
restaurants & cafés
within a 10 minute walk

Where fine dining meets street food, coffee meets cocktails and day meets night. A vibrant workstyle for morning meetings, post-work drinks and everything in-between.



Credit: Patricia Niven



GREEN
GROWING
SQUARES

08

Green Spaces

As Charles Dickens once said, “the parks be the lungs of London”, and at 13 Southampton Place, you’ll benefit from 8 publicly accessible green spaces within a 10 minute walk – including Bloomsbury Square, right on your doorstep.

Where culture meets community

From rest and relaxation at The Hoxton and Rosewood hotels, to retail therapy along Sicilian Avenue and Lamb's Conduit Street, Bloomsbury is truly a 24/7 destination.

RETAIL & RETAILERS



Lambs Conduit Street



Lambs Conduit Street



Neal's Yard

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