

## TO LET

### SMALL REFURBISHED OFFICES In Landmark Grade II Listed Building

850 – 1,270 sq ft (79 - 118 sq m)

Website: [www.tavistockhouse-wc1.com](http://www.tavistockhouse-wc1.com)

**REVISED Details: June 2018**



#### Location

Part of the Grade II Listed British Medical Association HQ with a substantial frontage to Tavistock Square, just south of Euston Road. Euston, Kings Cross/St Pancras, Russell Square and Euston Square stations are all within easy walking distance as are many local amenities including the Brunswick Centre.

#### Accommodation

A selection of newly refurbished small suites

- Newly refurbished
- Central heating
- Suspended ceiling with LED lighting.
- Perimeter trunking
- Passenger lifts
- 24 Hour security & access
- Common kitchenettes, showers & bike racks
- Garden café & staff restaurant
- Car parking available
- Major conferencing facilities for hire

#### Net Internal Floor Area (approx.)

Floor/Section	Area (sq ft)	Area (sq m)
4 <sup>th</sup> pt Block A	850	78.97
5 <sup>th</sup> pt Block A	Under	Offer
5 <sup>th</sup> pt Block A	Under	Offer
3 <sup>rd</sup> pt Block B/C	1,270	117.99
Grd pt Block D - U/O	Let	Jun 18

#### Rent

On application

#### VAT

Not elected

#### Service Charge (2018)

£5.15 per sq ft incl. insurance.

#### Rates

Individual assessments - on application

#### Term

New leases for a term by negotiation direct from the freeholder.

#### EPC

E(109) Overall building assessment.

#### Timing

Upon completion of legal formalities.

#### Legal Costs

Each party to bear their own costs incurred in any transaction

#### Viewings

Strictly by appointment with the sole agents  
Thompson Yates

#### Colin Povey

[cpovey@thompsonyates.co.uk](mailto:cpovey@thompsonyates.co.uk)

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