

## TO LET

### REFURBISHED COMFORT COOLED OFFICE In Landmark Grade II Listed Building

1,510 sq ft (140.3 sq m)

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

REVISED Details: January 2019



#### Location

Part of the Grade II Listed British Medical Association HQ immediately south of Euston Road. Euston, Kings Cross/St Pancras, Russell Square & Euston Square stations are all within easy walking distance as are many local amenities including the Brunswick Centre.

#### Accommodation

A top floor suite with views towards Kings Cross/St Pancras. Undergoing refurbishment to a media style with plastered ceiling and exposed services.

- New comfort cooling system
- Plaster ceiling with LED lighting
- Underfloor & perimeter trunking
- Capped off services
- 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.)

Level	Area (sq ft)	Area (sq m)
5 <sup>th</sup> pt Block A	1,510	140.30
Internal store	70	6.50

Suites from 850 – 3,371 sq ft are also available.

#### Rent

On application

#### VAT

Not elected

#### Service Charge (2019)

Anticipated £6.00 per sq ft incl. insurance.

#### Rates

To be re-assessed

#### Term

New full repairing & insuring lease 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

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