TAVISTOCK HOUSE, TAVISTOCK SQUARE, LONDON WC1



TO LET

SMALL REFURBISHED OFFICES In Landmark Grade II Listed Building

165 – 1,270 sq ft (15 – 118 sq m)

Website: www.tavistockhouse-wc1.com

REVISED Details: September 2019



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

Refurbished, open plan suites with excellent views. 3^{rd} B/C suite has its own kitchenette. The 5^{th} floor suite is to be refurbished.

- Central heating
- Suspended ceiling with recessed lighting
- Underfloor trunking (3rd B/C & 5th C)
- Perimeter trunking
- Carpeted
- Passenger lifts
- 24 Hour security & access
- Common kitchenettes, showers & bike racks
- Fully DDA accessible
- Garden café & staff restaurant
- Car parking available
- Major conferencing facilities for hire

Net Internal Floor Area (approx.)

Level	Area	Area	
	(sq ft)	(sq m)	
4 th pt Block A	850	78.97	
5 th pt Block C	1,165	108.23	
3 rd pt Block B/C	1,270	117.99	

A larger suite of 3,371 sq ft is also coming available in early 2020 following refurbishment.

www.thompsonyates.co.uk



All negotiations are subject to contract and receipt of satisfactory references where necessary. Stated floor areas are subject to verification.

Your attention is drawn to the Important Notice overleaf/below.



Rent Upon application

VAT

Not elected

Service Charge Budget (2019) Est £6.70 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

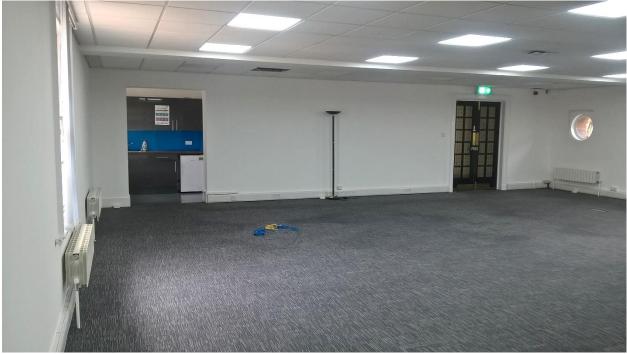
Each party to bear their own costs incurred in any transaction

Viewings

Strictly by appointment with the sole agents Thompson Yates

Colin Povey

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3RD FLOOR B/C



4TH FLOOR A

MISREPRESENTATION ACT

Thompson Yates for themselves and for the lessors of the property whose agents they are give notice that;

- a. These particulars are prepared in good faith for the guidance only of intended purchasers/lessees/occupiers and do not constitute, nor constitute part of, any offer or contract,
- b. Nothing in these particulars shall be deemed to be a statement that the property is in a good condition or otherwise, nor that any services, plant or facilities are in good working order,
- c. All descriptions, dimensions, photographs, images, plans, references to condition and necessary permissions for use and occupation, and other details are indicative only, given without responsibility and intended purchasers/lessees should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them,
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- f. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.