

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



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

Refurbished, open plan suites with excellent views. 3rd B/C suite has its own kitchenette. The 5th 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 (sq ft)	Area (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

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

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3RD FLOOR B/C



4TH FLOOR A

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