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Property Consultants: Commercial Agency:
Professional: Surveying Services

TO LET SELF-CONTAINED OFFICES

**Woburn Walk
London WC1H 0JJ**



- **Available immediately**
- **New lease terms**
- **Competitive rent**
- **Prime location**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

Woburn Walk London WC1H 0JJ

LOCATION

The property is well placed just to the south of Euston Road putting it within a few minutes walk of the underground Euston Square and also Euston and Kings Cross mainline railway stations.

DESCRIPTION

The property is a Grade II * listed building which has been used in a number of film set locations. The thoroughfare is pedestrianised allowing a pleasant character location for these offices.

The recently refurbished top third floor is available for immediate possession. Additional floor space is potentially available.

The ground floor entrance is shared and provides stairway access to the top floor which offers open space together with kitchen and toilet facilities.



ACCOMMODATION

Offices 599sq.ft. 55.65sq.m

SERVICES

Mains electricity, water and drainage are connected.

TENURE

A new lease is available for a term to be negotiated.

RENT

£24,000 per annum exclusive

EPC

Available on request

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RATEABLE VALUE

£22,750

LEGAL COSTS

Each party to bear their own legal costs.

VAT

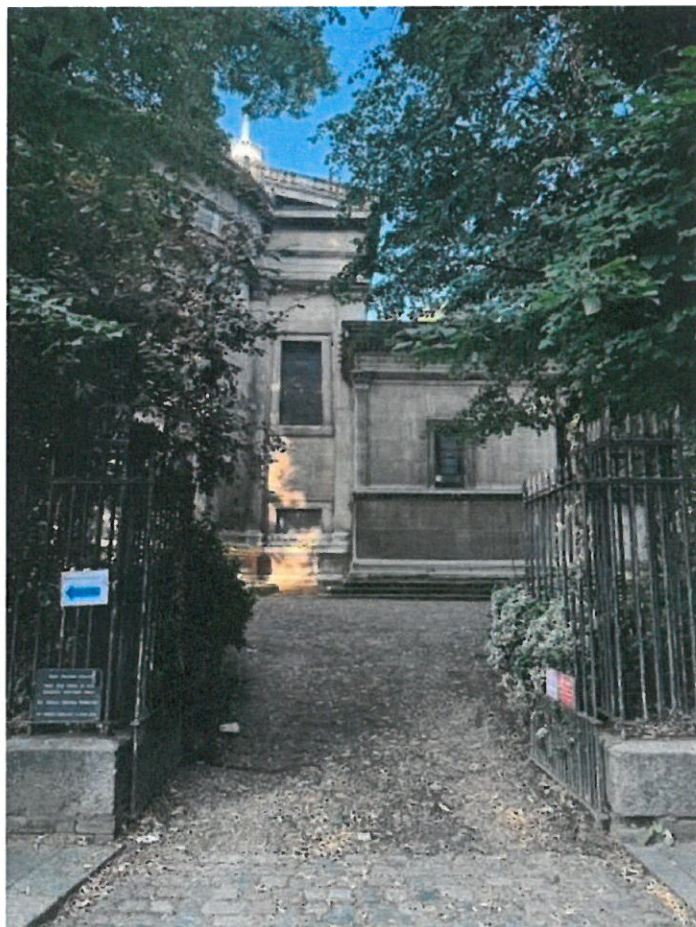
Any figures quoted are exclusive of VAT which will be payable at the prevailing rate

VIEWING

Strictly by access arranged through the Agents: Cliftons 01767 312131 or 600111.



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