

Bridge House
121 Shortmead Street
Biggleswade
Beds
SG18 0BB
Tel: 01767 312131 Fax: 01767 600277
Website: www.cliftonsproperty.com

Oakpark Business Centre
Alington Road
St Neots
Cambridge
PE19 6WA
Tel: 01480 212607
Email: info@cliftonsproperty.com



Property Consultants: Commercial Agency:
Professional: Surveying Services

TO LET SINGLE OFFICES AND SUITES

**Woburn Walk
London WC1H 0JJ**



- **Flexible office space**
- **New lease terms**
- **Rents from £1,000 per month**
- **Prime location**
- **Variety of uses possible**

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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.

Well presented three floors of accommodation allowing flexibility to occupying as a whole or individual rooms.

The ground floor entrance is shared and provides stairway access to each floor which offers open space together with kitchen and toilet facilities. These are light and delightful offices some with patio door outlook to the front.



ACCOMMODATION

Offices:	First Floor:	Four individual rooms
	Second Floor	Five individual rooms
	Top Floor	Open plan single area
		599sq ft (55.75sq m)

SERVICES

Mains electricity, water and drainage are connected.

TENURE

New leases available on terms to be negotiated.

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RENT

First Floor	£1,000 per room per month
Second Floor	£1,000 per room per month
Top Floor	£25,000 pa

Subject to a service charge for the first and Second floors

EPC

Available on request

RATEABLE VALUE

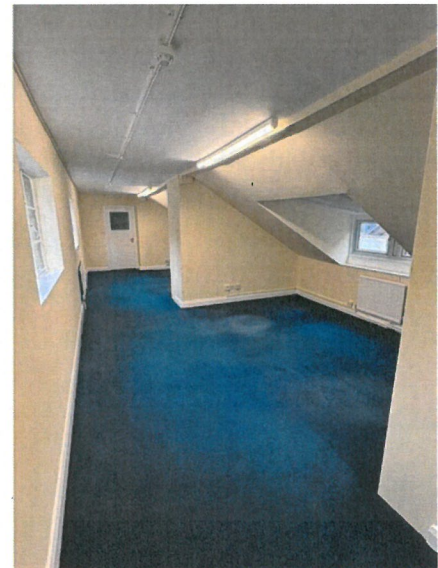
Top Floor	£22,750
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LEGAL COSTS

Each party to bear their own legal costs.

VAT

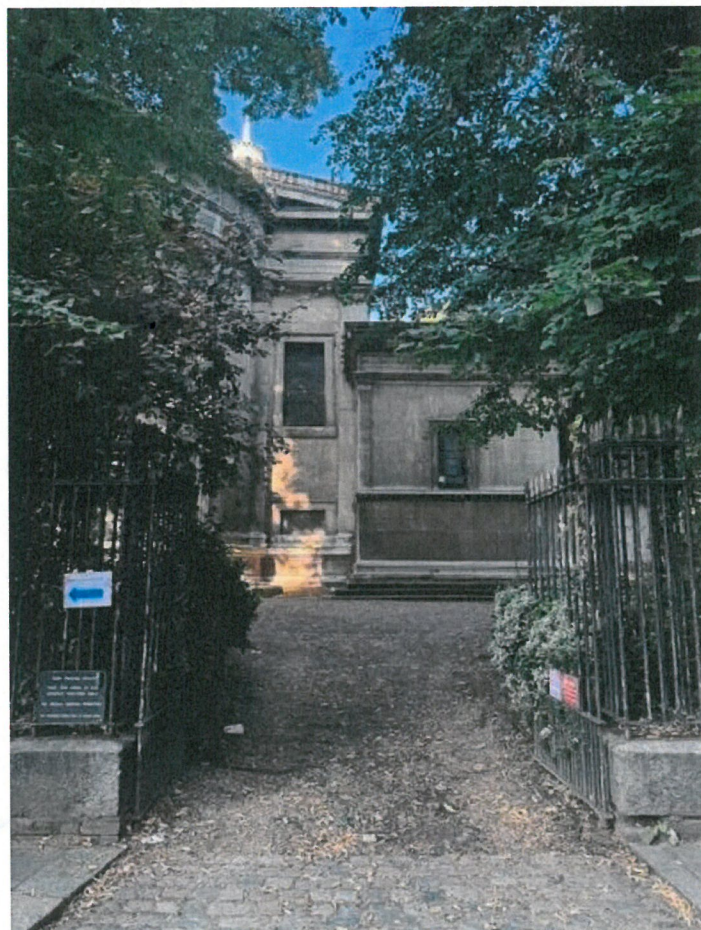
Any figures quoted are exclusive of VAT which will be payable at the prevailing rate



VIEWING

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

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