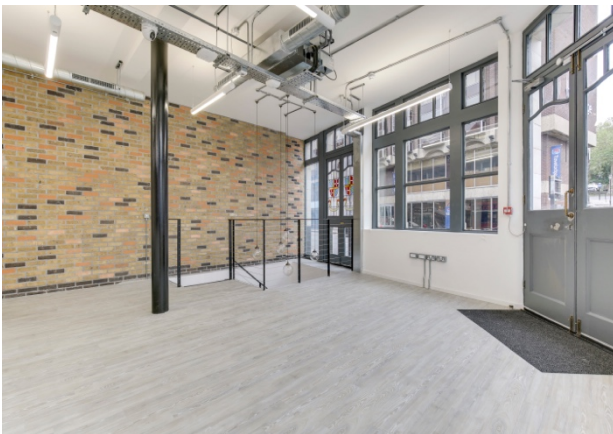


**SELF-CONTAINED, NEWLY REFURBISHED OFFICE SPACE WITH
CHARACTERFUL FEATURES READY FOR IMMEDIATE OCCUPATION**



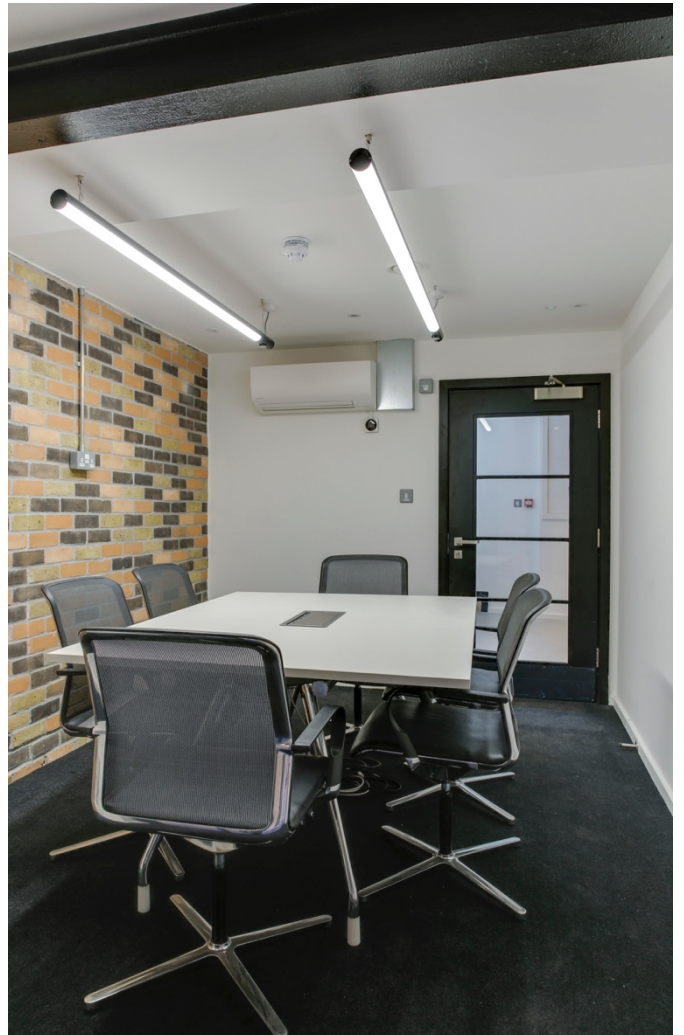
2 Acton Street, London WC1X

RONI ROSENBERG

Tel: 020 7831 8311
Mob: 07702 643 317
roni@richardsuskind.com

ASHLEY GOODMAN

Tel: 020 7831 8311
Mob: 07973 184 329
ashley@richardsuskind.com



PROPERTY

Nearest Tube Stations: Kings Cross, St Pancras International & Farringdon

- Newly refurbished former public house
- Meeting rooms (shared arrangement)
- Generous floor to ceiling height
- Good natural daylight
- Kitchenette
- Exposed brickwork, and exposed services throughout
- New modern lighting
- Storage
- Fully airconditioned and mechanically ventilated
- WC & Shower facilities
- Prominent corner position close by to Kings Cross, St Pancras international

FLOOR	SQ FT APPROX	RENT PER ANNUM	SERVICE CHARGE PER ANNUM APPROX	RATES PER ANNUM APPROX	ALL INCLUSIVE COST PER CALENDAR MONTH (APPROX.)
GROUND	333.70				
LOWER GROUND	235.70	£30,000	Nominal	TBC	£3,354.10
TOTAL	569.40	£30,000	Nominal	TBC	£3,354.10

LEASE

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

An EPC has been commissioned and will be available on request.



For further information and Inspections please contact sole agents:

RICHARD SUSSKIND
020 7831 8311

Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.