

**SELF-CONTAINED, ECONOMICAL OFFICE SPACE OVER GROUND & LOWER
GROUND FLOORS READY FOR IMMEDIATE OCCUPATION**



70 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

- Self-contained office suite arranged over two floors
- Meeting room
- Good floor to ceiling height
- Good natural daylight
- Kitchenette
- Storage
- Airconditioning
- WC facilities
- Prominent corner position close by to Kings Cross, St Pancras international

FLOOR	SQ FT APPROX	RENT PER SQ FT	SERVICE CHARGE PER ANNUM APPROX	RATES PER ANNUM APPROX	ALL INCLUSIVE COST PER CALENDAR MONTH (APPROX.)
GROUND	250				
LOWER GROUND	350	£35.00	Nominal	£12.00	£2,500
TOTAL	600	£35.00	Nominal	£12.00	£2,500

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

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