



AVAILABLE TO LET

## BRIGHT OPEN PLAN ECONOMICAL 2,498 SQ FT OFFICE TO LET

LYNTON HOUSE, 7-12 TAVISTOCK SQUARE, LONDON WC1



2,498 SQ FT | LOWER GROUND FLOOR | £40.00 PER SQ FT PAX RENT

To request a viewing call us on 020 7629 9898

For more information visit <https://www.realla.co.uk/m/44949-lynton-house-7-12-tavistock-square-7-12-tavistock-square>

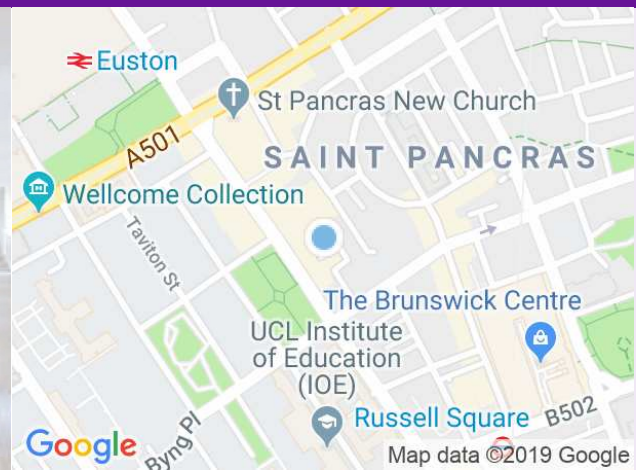
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## ECONOMICAL OPEN PLAN OFFICE TO LET - FLEXIBLE TERMS AVAILABLE

The available space comprises part of the lower ground floor totalling some 2,498 sq ft.

The floor benefits from good levels of natural light from two elevations, despite being a lower ground floor.

The building is accessed via a smart manned reception and the floor is served via 3 large passenger lifts.

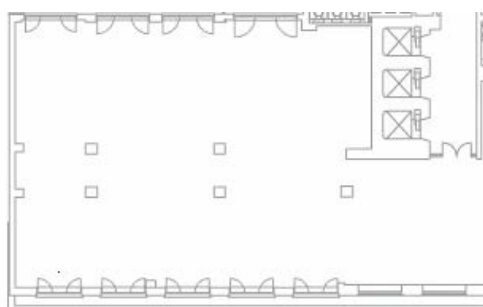
### Highlights

- Smart manned reception
- Open plan
- Efficient rectangular floor plate
- Good levels of natural light throughout
- Fitted kitchen
- Several meeting rooms available via separate negotiation
- Potential to share a reception area with the Sublessor - separate negotiation

### Property details

<b>Rent</b>	£40.00 psf
<b>Est. S/C</b>	£13.00 psf
<b>Est. rates payable</b>	£17.20 psf
<b>Size</b>	2,489 Sq ft
<b>Lease details</b>	Sublease for a maximum term of 5 years - shorter term flexibility considered

Floor	Size sq ft	Status
Lower Ground	2,498	Available



### More information

[Visit microsite](#)

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### Contact us

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