



**AVAILABLE TO LET**

**Montagu House, The Old Dairy, Wakefield Street, London WC1**

Ground floor | 1,252 sq. ft. | £87,640 PA exclusive | £129,832 PA inclusive of service charge + rates

**FRESSON  
AND TEE**

Newly constructed office to let

To request a viewing call us on 020 7391 7100

For more information visit <https://www.realla.co.uk/m/45681-the-old-dairy-wakefield-street-wc1-ground-floor-montagu-house-the-old-dairy-wakefield-street>

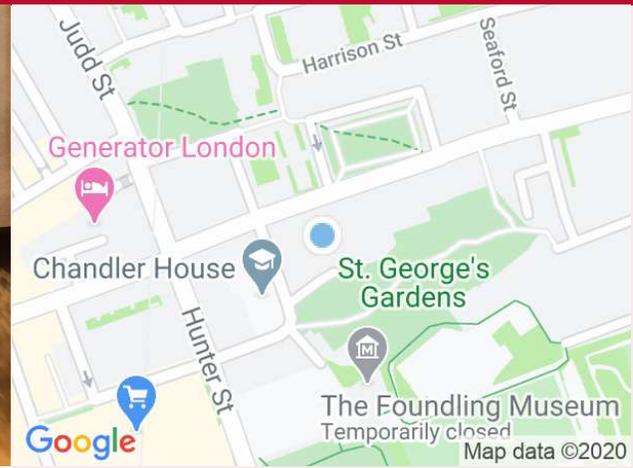
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# FRESSON AND TEE



## Fabulous, newly built ground floor office in a quiet yet well positioned central London location

Montagu House, The Old Dairy forms part of a unique, mixed use, mews development where brash King's Cross meets old world Bloomsbury.

Bold aesthetics, efficient design and well specified amenities will provide strong appeal to office occupiers wanting a little extra from their working environment.

The iconic Brunswick shopping centre is a few minutes away where great dining and shopping are at hand.

### Highlights

- Newly constructed, high quality office
- Ground floor suite with own front door
- Highly contemporary design
- Private walled terrace
- 12.8 ft / 3.9m floor to ceiling height
- Great natural light with glazing to 3 sides
- Exposed concrete ceiling and services
- LED lighting
- Comfort cooling
- Fully accessible raised floors
- Very Good BREEAM Rating
- DDA compliant
- 1GB fibre connection

### Property details

Rent	£87,640 per annum
Est. SIC	£8.70 psf
S/C Details	Inclusive of 1GB fibre line
Est. rates payable	£25.00 psf
VAT charges	VAT will apply on rent and service charge
Lease details	A new lease directly from The Landlord

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa
Ground	1,252	£70.00	£8.70	£25.00	£129,832.40

\* All sizes NIA

### More information

[Visit microsite](#)

<https://www.realla.co.uk/m/45681-the-old-dairy-wakefield-street-wc1-ground-floor-montagu-house-the-old-dairy-wakefield-street>

### Contact us

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Quote reference: DS/24673  
All inspections via the landlord's sole agent

03/06/2020&nbsp;Fresson and Tee give notice that the information contained in these particulars is intended as a general outline only for the guidance of an intended purchaser/lessee and neither Fresson and Tee nor the vendor/lessor, on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. An intending purchaser or lessee should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise to their accuracy. Prices and rents are deemed subject to contract and unless otherwise stated, are quoted exclusive of VAT. All floor areas and measurements are approximate. These particulars do not form a part of any offer or contract. Neither Fresson and Tee nor any of their employees have any authority, either orally or in writing, to make or give any representation or warranty in relation to the properties. Fresson and Tee have not tested any of the services and we recommend that a purchaser or tenant satisfies themselves as to their condition and suitability prior to entering into a legally binding contract.