

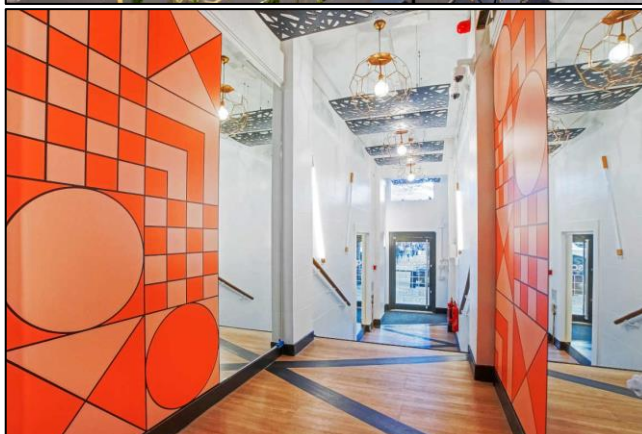
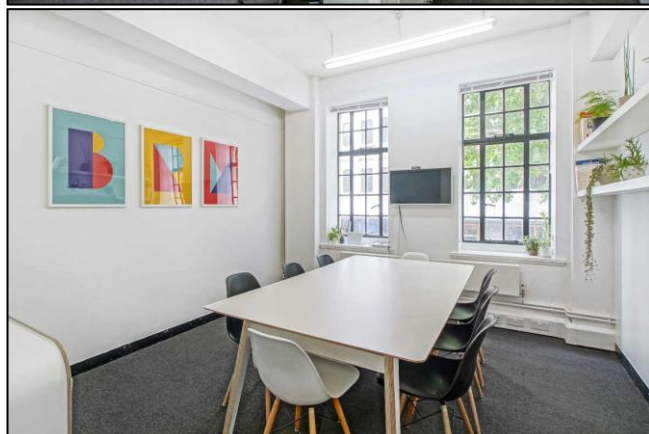
Commercial Office Space

457 – 567 sq. ft.

Flexible lease terms available – open plan office suites moments from Kings Cross

TO LET

Argyle House, Euston Road, Kings Cross, London NW1 2SD



LOCATION

Located in a prime Kings Cross location on Euston Road, mere moments from Kings Cross St Pancras and Euston railway stations. This vibrant area has benefitted from the redevelopment of Kings Cross station and has a unique mix of bars, clubs and restaurants including The Megaro Eatery, The Booking Office, Decimo, Plum + Spilt Milk, German Gymnasium and The Betjeman Arms.

TRANSPORT

Kings Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines and National Rail)

Russell Square (Piccadilly line)

Euston (Northern and Victoria lines, Overground & National Rail)

Bus routes (30, 46, 63, 73, 91, 205, 390)

Santander Cycles



DESCRIPTION

The offices are situated on the first floor and are suitable for 8-12 desks. Tenants will have use of a kitchen, two WCs, and two bookable private meeting rooms.

The space is being offered on an all-inclusive basis covering rent, rates, service charge and utilities. Fibre internet is also available within the building.

AVAILABILITY

AMENITIES

- Prime Kings Cross location
- All-inclusive tenancy
- Excellent natural light
- Good floor to ceiling height
- Fibre internet
- Lift
- Kitchen
- Two bookable meeting rooms
- Central heating
- Air-conditioning
- Two WCs

Studio	Size Sq. Ft.	Rates Payable	Service Charge
Unit 1	457	£7,488	£2,400
Unit 3-5	567	£8,988	£2,400

TENANCY

Short form lease available on flexible lease terms from 12 months.

VAT

The building is elected for VAT.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Alfie Newton
anewton@antonpage.com