

Studio 11, Tiger House

Burton Street, London, WC1H 9BY

**A 1st floor studio style office
in a discreet, mixed use
development with a private
courtyard entrance and
small balcony**

1,153 sq ft
(107.12 sq m)

- Offered fully fitted with desks for 8 and space for 4 more
- Own meeting room
- Timber floors
- Comfort cooling
- Kitchen
- Communal WC's and shower
- Low service charge and business rates
- Good natural light
- 1 car parking space
- Bike parking

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Summary

Available Size	1,153 sq ft
Rent	£62,795 per annum
Rates Payable	£22,126 per annum
Service Charge	£5,765 per annum Inclusive of office heating costs
EPC Rating	E

Description

Studio 11 Tiger House is a modern open plan office with good floor to ceiling height and with natural light to its front, rear and side.

This property is predominantly open plan with a small meeting room to its front. This property includes a useful separate secure storage area and a single car parking space.

Location

Tiger House is on the apex of Burton Street and Flaxman Terrace and is an approximate 5 minutes walk to King's Cross & St Pancras and Euston Stations. London Underground's Victoria, Northern, Piccadilly, Metropolitan, Circle and Hammersmith and City lines as well as mainline and international rail services are easily accessed.

Accommodation

The accommodation comprises of the following floor area and total rent, service charge and business rates inclusive costs:

Name	Sq ft	Total /sq ft	Total /month	Total /year
Unit - Studio 11 Tiger House	1,153	£78.65	£7,556.95	£90,683.45

Terms

A new lease is offered directly from the landlord.

VAT

VAT will be payable upon the rent and service charge.

Inspections

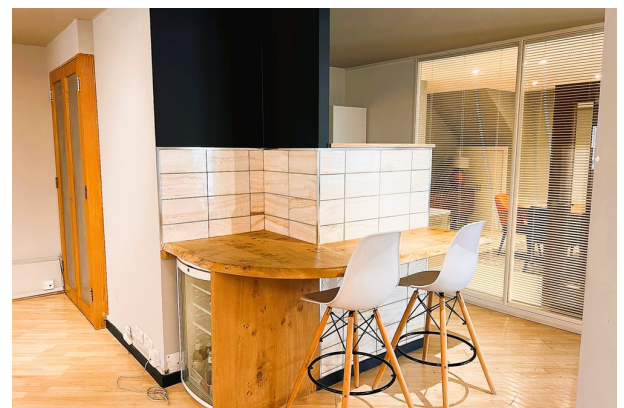
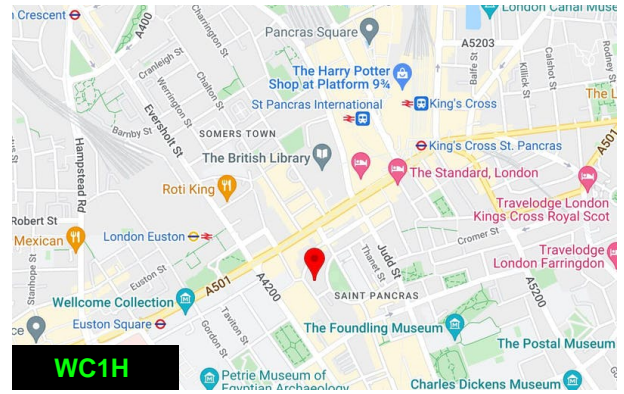
All viewings will be via the landlord's sole agent, Ashurst Real Estate.

Visit this property's bespoke website

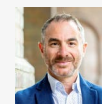
Where you can find more information, photos and a floor plan. <https://m.search-prop.com/studio-11-tiger-house-burton-street-london>

Ashurst Real Estate

If Studio 11 Tiger House is not for you, see our other available properties at <https://ashurstre.search-prop.com/properties>



Viewing & Further Information



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