



1st Floor Left Suite, Tankerton Works

12 Argyle Walk, London, WC1H 8HA

A small, first floor office that is conveniently located a short walk away from King's Cross station, shops and restaurants

561 sq ft
(52.12 sq m)

- Full fibre connection within the building
- Newly redecorated
- Comfort cooling
- Good natural light
- Currently with 10 desks
- Entryphone entry
- Own kitchen
- Meeting room

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Summary

Available Size	561 sq ft
Rent	£23,850 per annum
Rates Payable	£8,750 per annum
Service Charge	£5,610 per annum Includes utility costs
EPC Rating	C

Description

Ashurst Real Estate is delighted to offer a newly redecorated, 1st floor office for rent in a converted and modernised former Victorian stable block.

This 1st floor suite benefits from its own dedicated kitchen area and meeting room as well as benefiting from comfort cooling and use of a larger communal meeting room and shower.

Currently arranged with desks for 10, this office equates to less than £400 per month, exclusive of internet.

Location

Argyle Walk is a quaint and quiet pedestrian walkway that is located off Whidbourne Street, on the south side of the A501 Euston Road.

King's Cross and St Pancras Stations are a short walk away, as are various shopping and dining facilities.

Accommodation

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

Name	Sq ft	Total /sq ft	Total /month	Total /year
1st - Left hand suite	561	£68.11	£3,184.14	£38,209.71

Terms

A new lease is available directly from the landlord and can be either on an exclusive basis or fully inclusive for a convenient single monthly payment.

VAT

VAT is not payable on rent and service charge with this property.

Availability

This property is ready to occupy now.

Inspections

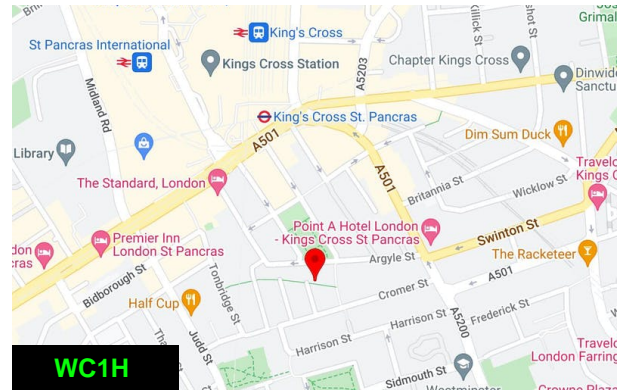
All inspections via Ashurst Real Estate, the landlord's sole agent.

Dedicated Property Microsite

See further information, photos and a floor plan at <https://m.search-prop.com/1st-floor-left-suite-tankerton-works-12-argyle-walk-london>

Ashurst Real Estate

If this property isn't what you are looking for, you can see our full range of available properties at <https://ashurstre.search-prop.com/properties>



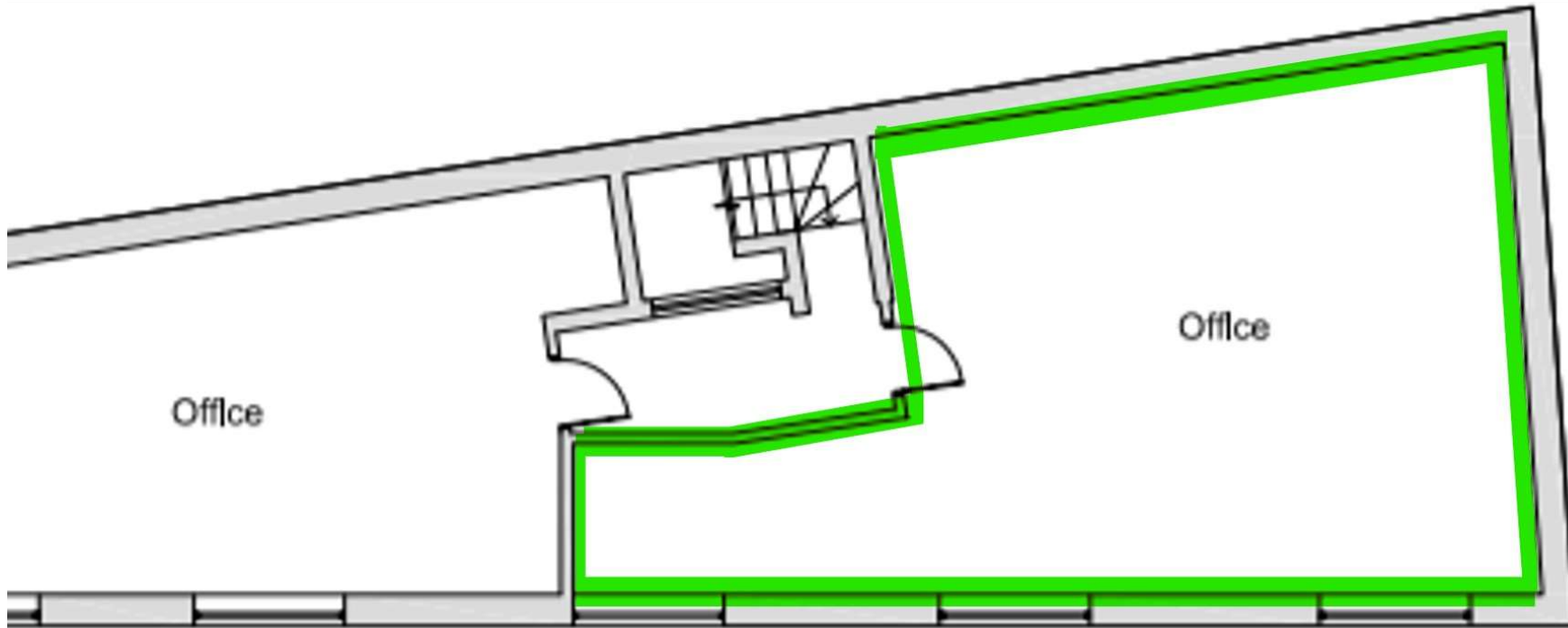
Viewing & Further Information



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First Floor Plan
(1:100)