



**NEWLY REFURBISHED + SELF CONTAINED**

## CGI Representation

**22 Upper Woburn Place**

London, WC1H 0HW

**A newly refurbished self contained commercial property arranged over ground and lower ground floors and just a few minutes from Euston + KX**

**7,268 sq ft**  
(675.22 sq m)

- Newly refurbished
- Accommodation on 2 levels
- Windows to all elevations
- Multiple skylights in lower ground
- New comfort cooling system
- Fully DDA compliant
- 3 car parking spaces
- Own front door
- Low costs

# 22 Upper Woburn Place, London, WC1H 0HW

## Summary

<b>Available Size</b>	7,268 sq ft
<b>Rent</b>	£395,000 per annum
<b>Rates Payable</b>	£93,000 per annum prior to refurbishment. New RV + RP TBC
<b>Service Charge</b>	£2 per sq ft
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Accommodation

The accommodation comprises the following floor areas and costs:

Floor/Unit	sq ft	Total month	Total year
Ground	3,218	£41,875	£502,500
Lower Ground	3,780	-	-
Ancillary	270	-	-
<b>Total</b>	<b>7,268</b>	<b>£41,875</b>	<b>£502,500</b>

## Description

22 Upper Woburn Place comprises 2 open plan floors both with extensive window frontages that will provide a contemporary working environment.

In addition to windows on all elevations, the lower ground floor also benefits from multiple skylights that floor natural light from above.

This property is fully DDA compliant with a lift between floors, several disabled WC's and a shower.

## Location

This property is well located for Euston Station and King's Cross + St Pancras Station which are a 3 and 7 minute walk respectively.

## Terms

A new lease directly from The Landlord

## Availability

This property is currently being refurbished and will be ready for occupation in Q3 - Q4 2024.

## Viewings

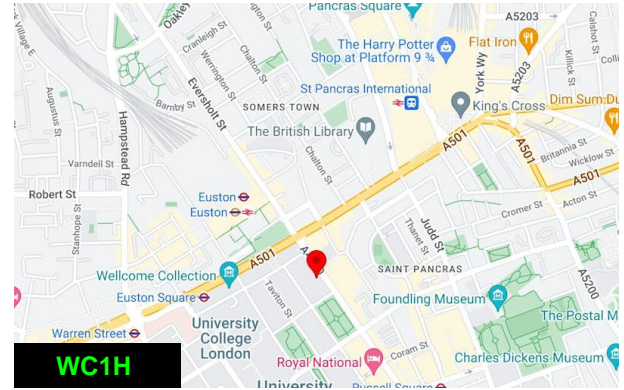
All inspections via David Shapiro of Ashurst Real Estate | 07970 129 599 + Ollie Lazarus of Tarn and Tarn | 07805 756 620

## Dedicated website

Further information, images and floor plans can be found at <https://bit.ly/22UWP>

## Ashurst Real Estate

If this property is now what you are looking for, take a look at our other properties at <https://bit.ly/AshurstREproperties>



## Viewing & Further Information



**David Shapiro**

07970 128599 | 020 7419 5117

[ds@ashurstre.london](mailto:ds@ashurstre.london)

**Ollie Lazarus (Tarn & Tarn)**

0207 377 8989 | 07805756620

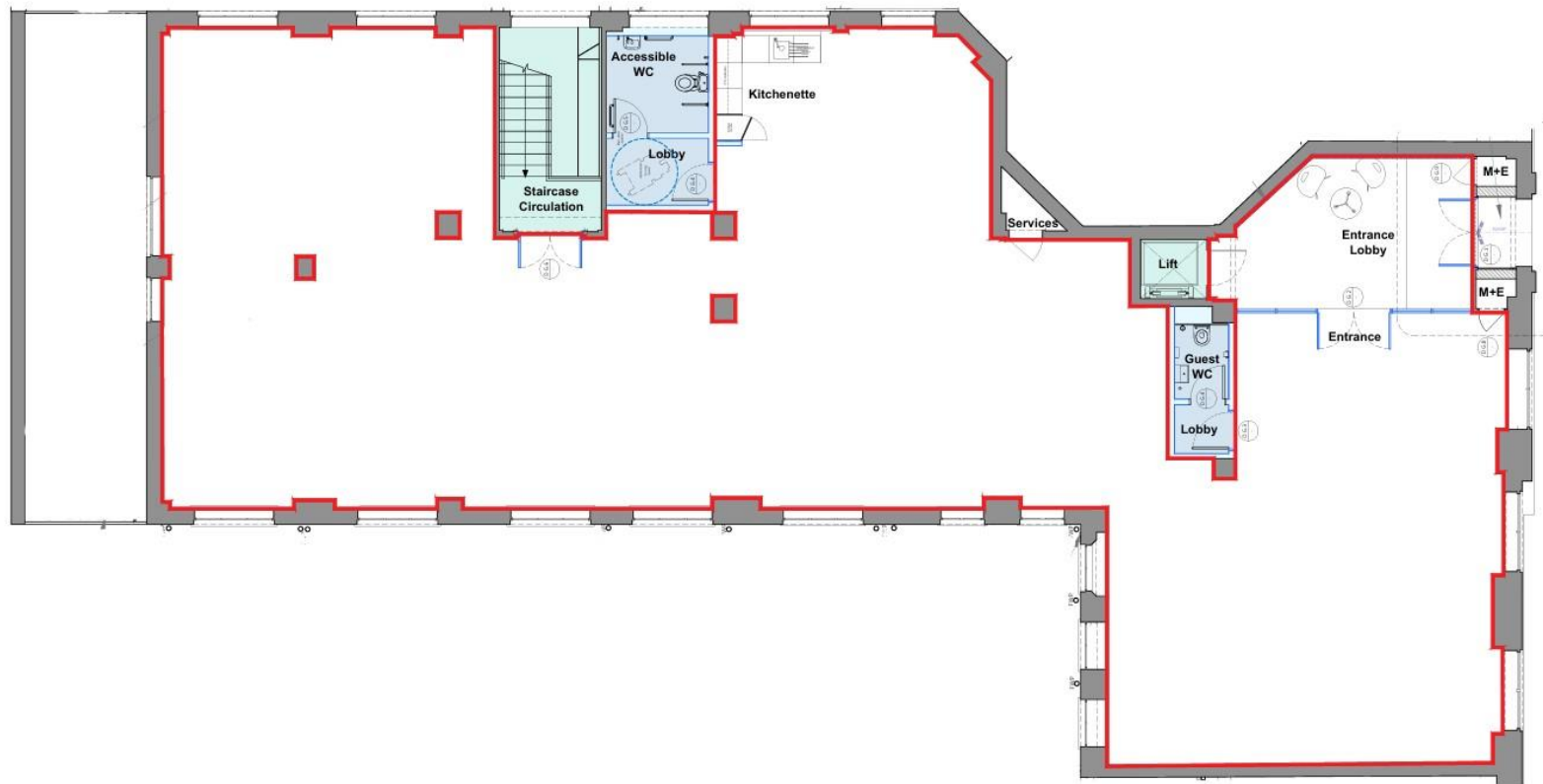
[ollie@tarn-tarn.co.uk](mailto:ollie@tarn-tarn.co.uk)

**Arthur Nowicki (Tarn & Tarn)**

0207 377 8989 | 07792711461

[arthur@tarn-tarn.co.uk](mailto:arthur@tarn-tarn.co.uk)

Ground floor



Lower ground

