



## Second & Third Floor

Argyle House, 29-31 Euston Road, London, NW1 2SD

### Available serviced office spaces in the heart of King's Cross

**1 to 20 Desks**

- 1 minute walking by Kings Cross Underground station
- All-inclusive cost
- Private meeting rooms
- 24 hour access
- Roof terrace
- Fully furnished

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## Summary

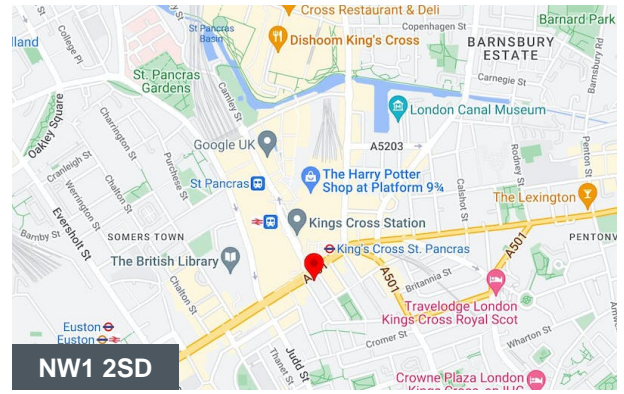
<b>Available Size</b>	1 to 20 Desks
<b>Rent</b>	£850 per desk
<b>Business Rates</b>	Included in the rent price
<b>Service Charge</b>	Included in the rent price
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (99)

## Description

Second & third floor at Argyle House has been designed as a catalyst for attracting a new generation of occupier to King's Cross. It provides sociable and flexible, newly refurbished, open plan offices with top class architectural design. The available floor is currently offered in a fully furnished condition with the provision of a modern design. The incoming client will have access to the remainder of the building catering for additional breakout space and meeting rooms. The space is newly refurbished and comes complete with a fitted kitchen, desks and chairs, storage units, a lounge area and meeting booths, two fully fitted meeting rooms and self-contained WCs.

## Location

Located directly opposite King's Cross central development, we're confident to say that we have one of the most connected office spaces in Europe! Save time and money and work from an office next to the most connected transport station in the UK. Being 9 steps from King's Cross and St. Pancras stations means your team and clients can get to business fast. We're wrapped around an international culture with prosperous businesses, innovative start-ups and FTSEs, culture and art, you won't be short of inspiration.



## Viewing & Further Information



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