

**137 EUSTON ROAD,
KINGS CROSS,
LONDON NW1**

MODERN FOURTH FLOOR OFFICES AT ONLY £52.50 PER SQ FT

950 SQ FT (88.26 SQ M) APPROX



LOCATION

This imposing office building is situated on Euston Road opposite the British Library and Pullman Hotel and adjoining the HALO building on the corner with Mabledon Place. Being almost opposite King's Cross and conveniently located between Euston (London Overground, Northern & Victoria line), King's Cross (Circle, Piccadilly, Hammersmith and City, Northern, Metropolitan & Victoria lines) and St. Pancras Stations (Eurostar) lending it excellent transport links

The area is very well served by the restaurants, cafés and shopping facilities with nearby Granary Square offering a broad spectrum of entertainment and event spaces.

DESCRIPTION

The available office is situated on the fourth floor of this modern office building and comes fitted with a kitchenette already in place and benefits from good natural light.

For more information visit eddisons.com
T: 020 3205 0200

FEATURES

- Comfort Cooling
- Carpeted
- Kitchenette
- Passenger Lift
- Excellent natural daylight
- Rear entrance and loading access from Flaxman terrace.

RENT

£49,875 per annum exclusive. (£52.50 per sq. ft approx.).

LEASE

A new lease is available for a term to be agreed.

EPC

D-78.

VIEWING

By appointment through landlord's sole agents:

Richard Spencer ; 07778 521230 .



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Eddisons

Subject to contract and exclusive of VAT if applicable

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