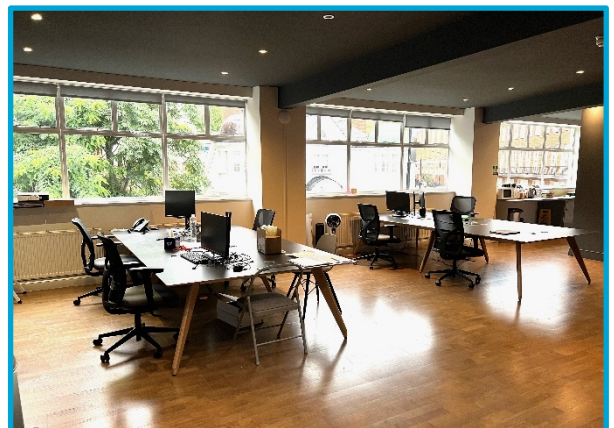
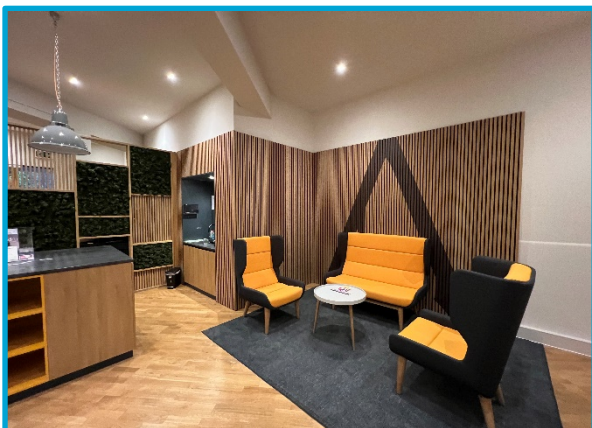
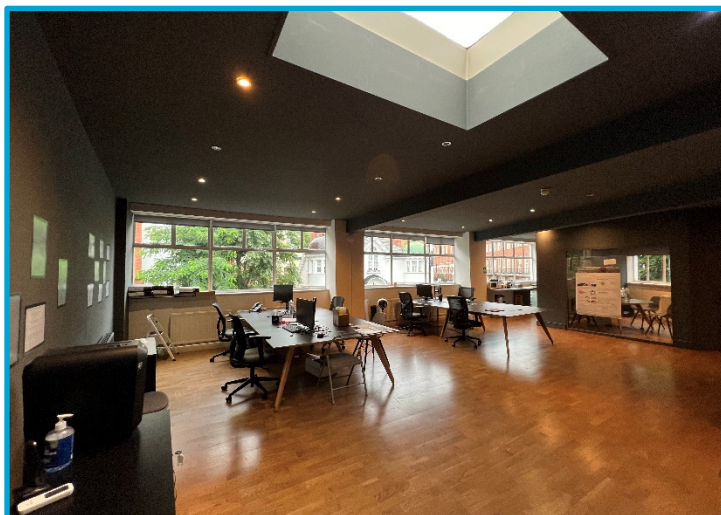


**FULLY FITTED MEDICAL/LAB/OFFICE SPACE  
TO LET  
879 - 4,311 SQUARE FEET  
NOT ELECTED FOR VAT  
CLOSE TO KINGS CROSS AND EUSTON STATIONS**



**18 DUKES ROAD & 20 FLAXMAN TERRACE, WC1**









### Location

Just to the south of Euston Road within a few minutes walking distance of Euston and Kings Cross/St Pancras Stations. Kings Cross (5 mins walk) is London's most important transport hub with six underground lines (Piccadilly, Victoria, Circle, Metropolitan, Northern and Hammersmith and City Lines), mainline, Thameslink and European (Eurostar) connections. Crossrail/Elizabeth Line is one stop away from Kings Cross at Farringdon. Euston (6 mins walk) has Northern and Victoria underground as well as mainline services.

### Description

This E Use Class property is not elected for VAT which is particularly attractive to those companies who cannot reclaim VAT. The ground floor is self-contained with its own gated entrance and benefits from a 3m + ceiling height. Alternatively, the floor can be accessed via the communal entrance at 20 Flaxman Terrace. Currently fitted out as a medical unit, the furniture is available upon request and provides a positive solution to a Tenant looking to save on a fit-out. Examples of the fit-out include breakout, reception areas and multiple treatment/meeting rooms. The ground floor has demised WC and kitchenette facilities.

Moving upstairs to the 1st floor, this suite has been fitted out as offices. Similarly to the ground floor, furniture is available on request. The 1st floor provides a communal kitchen area with WC's and a shower. There is a large bicycle storage area in the building available for Tenants which is key fob operated and there are additional showers.

### Features Include

- ✓ Not elected for VAT
- ✓ Fitted treatment/meeting rooms (ground floor)
- ✓ LED lighting
- ✓ 3m + floor to ceiling height (ground floor)
- ✓ Furniture available upon request
- ✓ Modern floors
- ✓ Fitted 1<sup>st</sup> floor office
- ✓ WC's and showers located throughout
- ✓ Air-conditioning
- ✓ Secure, internal bike racks

### Accommodation

Floor	Sq Ft	Sq M
Ground	3,432	318.84
First	879	81.66
Total Net Internal Floor Area	4,311	400.5

### Terms

Available on a new lease direct from the Landlord at a quoted rent of £55.50 per sq ft. The space is also available via an assignment until August 2031 (passing rent £183,218 pax).

### Rates Payable & Service Charge

Ground floor: approx. £20 per sq ft. First Floor: approx. £19.69 per sq ft. Prospective Tenants are advised to verify the rates payable with the Local Authority. Service charge is to be confirmed.

### VAT

The property is not elected for VAT

### Further Information & Viewings (via Sole Agents)

Robert White  
Cummings Commercial

020 7758 4135  
07879 811 389

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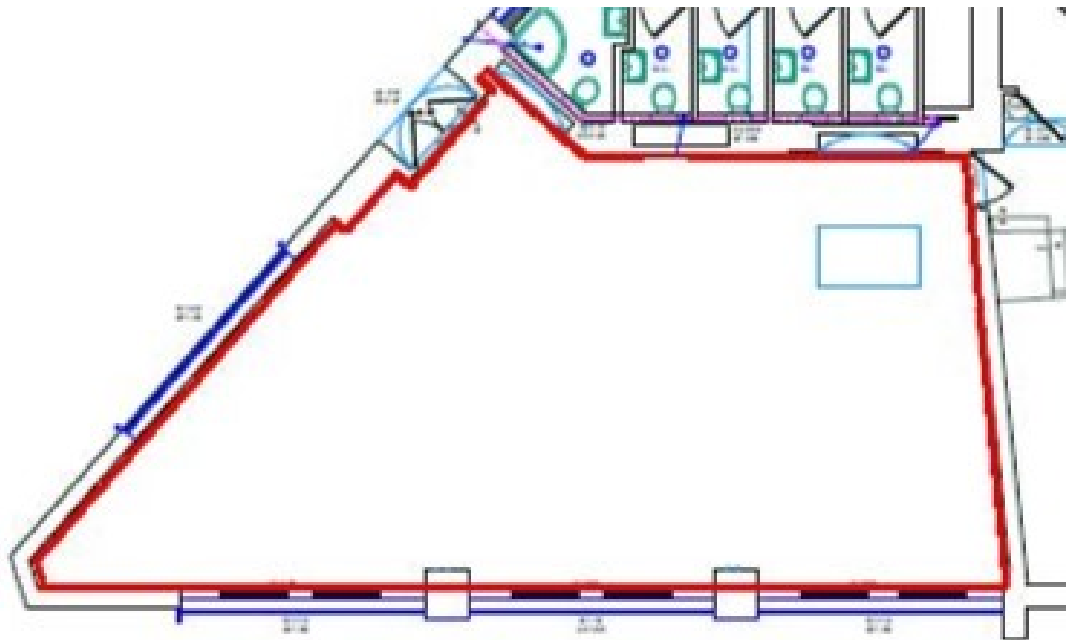
[jgc@cummings-commercial.com](mailto:jgc@cummings-commercial.com)



## Current Ground Floor Layout and Fit-out



## 1<sup>st</sup> Floor Lease Plan



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