

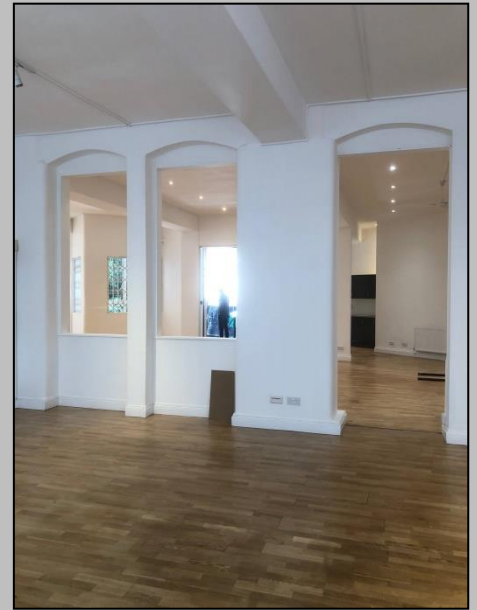
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Tour**

TO LET

**3,540 TO 4,220 SQ FT
REFURBISHED MEDIA-STYLE
SELF-CONTAINED STUDIO WITH OVER 3M CEILING HEIGHT
SECURE OFF STREET VEHICLE & CYCLE PARKING
(NOT VAT ELECTED)**



**EXCELLENT NATURAL LIGHT
SEPARATE ENTRANCE OFF
DUKES ROAD**



**SELF-CONTAINED
GROUND & LOWER GROUND FLOORS**

**18 DUKES ROAD
LONDON 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 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 has Northern and Victoria underground as well as mainline services.

AVAILABLE ACCOMODATION :

Floor	Sq Ft	Sq M
Ground	3,540	328.88
Lower Ground Floor	680	63.17
Total (net lettable)	4,220	392.04

Additional office space is available on the 1st floor (20 Flaxman Terrace), if required

AMENITIES :

- Self-contained converted warehouse
- Excellent natural light
- LED lighting
- Secure cycle parking and shower facilities
- Timber flooring
- Fitted air conditioned meeting rooms
- Kitchenette
- Demised WC facilities
- The lower ground can be used as additional meeting room space or for storage

TERMS :

A new lease direct from the Freeholder is available now

FINANCIALS :

Rent : £45.00 per sq ft

Service Charge (including utilities) : £ 8.00 per sq ft

Rates Payable (20/21) : £19.50 per sq ft (approx)
(Interested parties are advised to check with London Borough of Camden)

EPC :

The property has an Energy Performance rating of D87



**VIEWING
AND FURTHER INFORMATION**

Strictly by prior appointment:-

Alex Cummings
020 7758 4133
07966 697 476

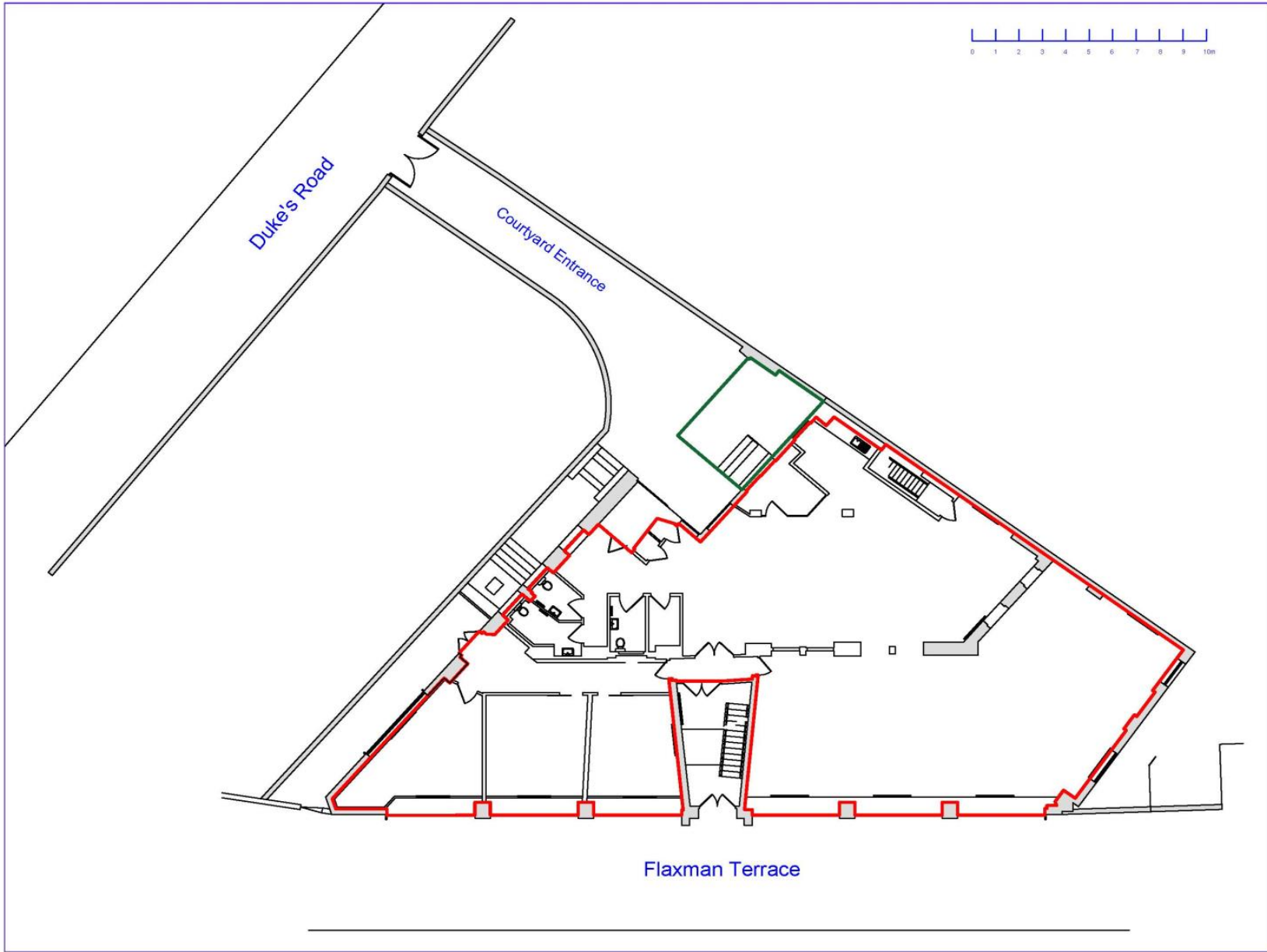
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NB: Do not scale off the drawing.
 All dimensions to be checked
 on site.

Notes: N/A

Client: Salaft Properties Limited

Project: 20 Flaxman Terrace
 London
 WC1H 9AT

Details: Ground Floor Plan

Date: 11th January 2021
 Dwg: GF - Plan - V2
 Rev: N/A
 Scale: 1:150
 Status: N/A

Drawn By: Mark Addicott

Ground Floorplan