

20 FLAXMAN TERRACE

LONDON WC1H 9AT

**MEDIA-STYLE OFFICE SPACE OF
663 – 1.687 SQ FT
AVAILABLE TO LET**

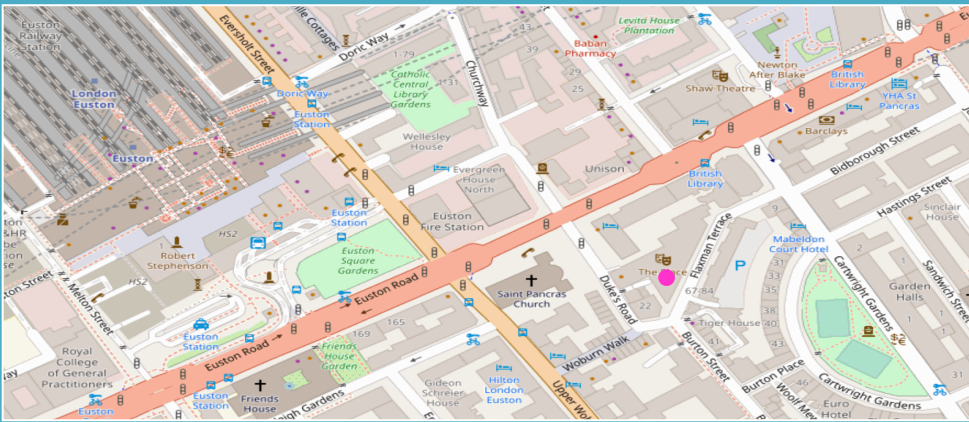
**4 MINUTES FROM EUSTON STATION
NOT ELECTED FOR VAT**

Located just to the south of Euston Road within a few minutes walking distance to Kings Cross/St Pancras and Euston 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. services.



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✓ Crossrail/Elizabeth Line is one stop away from Kings Cross at Farringdon. Euston has Northern and Victoria underground as well as mainline services.



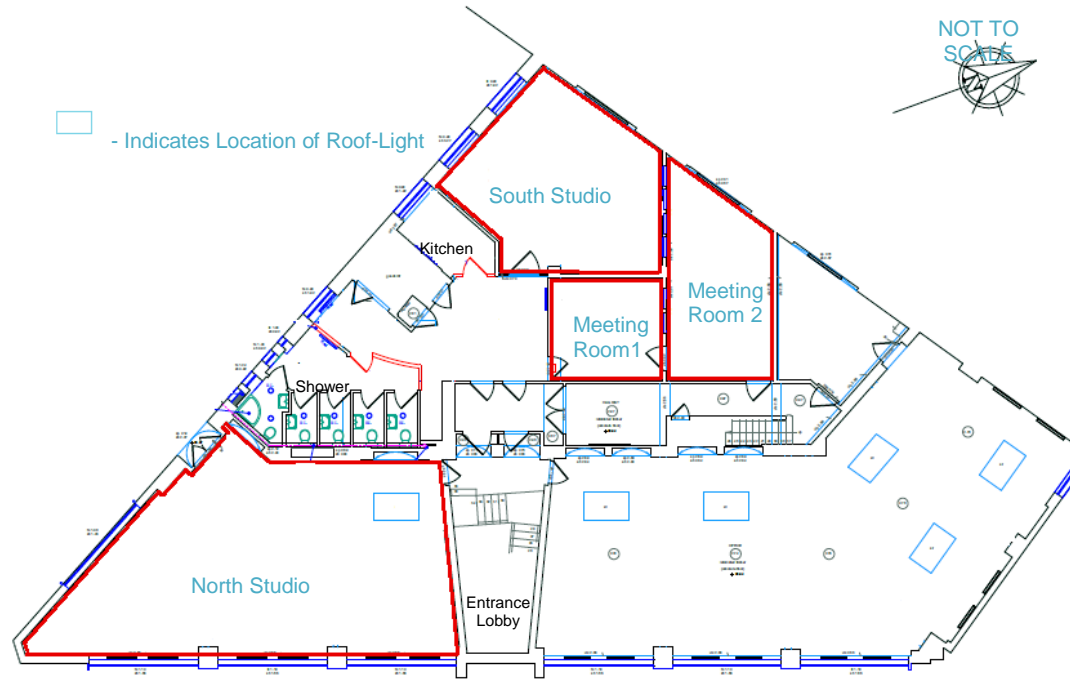
Excellent Natural Light
LED Lighting
Central Heating
Timber Flooring
Kitchen Facility
Shower + WC Facilities

Floor	Sq Ft	Sq M	Status
First (South)	406	37.72	Available
First (West)	879	81.67	Available
Meeting Room 1	145	13.45	Available
Meeting Room 2	257	23.88	Available
Total (Net Lettable)	1,687	156.72	Available

+ Exclusive Use Of Meeting Rooms



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EPC D87

FINANCIALS

Rent	£50.00
Service Charge	£8.00 (including Utilities)
Rates Payable (20/21)	£19.50 (Estimated)

Interested parties are advised to check with London Borough of Camden

VAT

The Property is not elected for tax for VAT.

TERM

A new lease is available direct from the Freeholder from August 2020.



PLEASE CONTACT



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