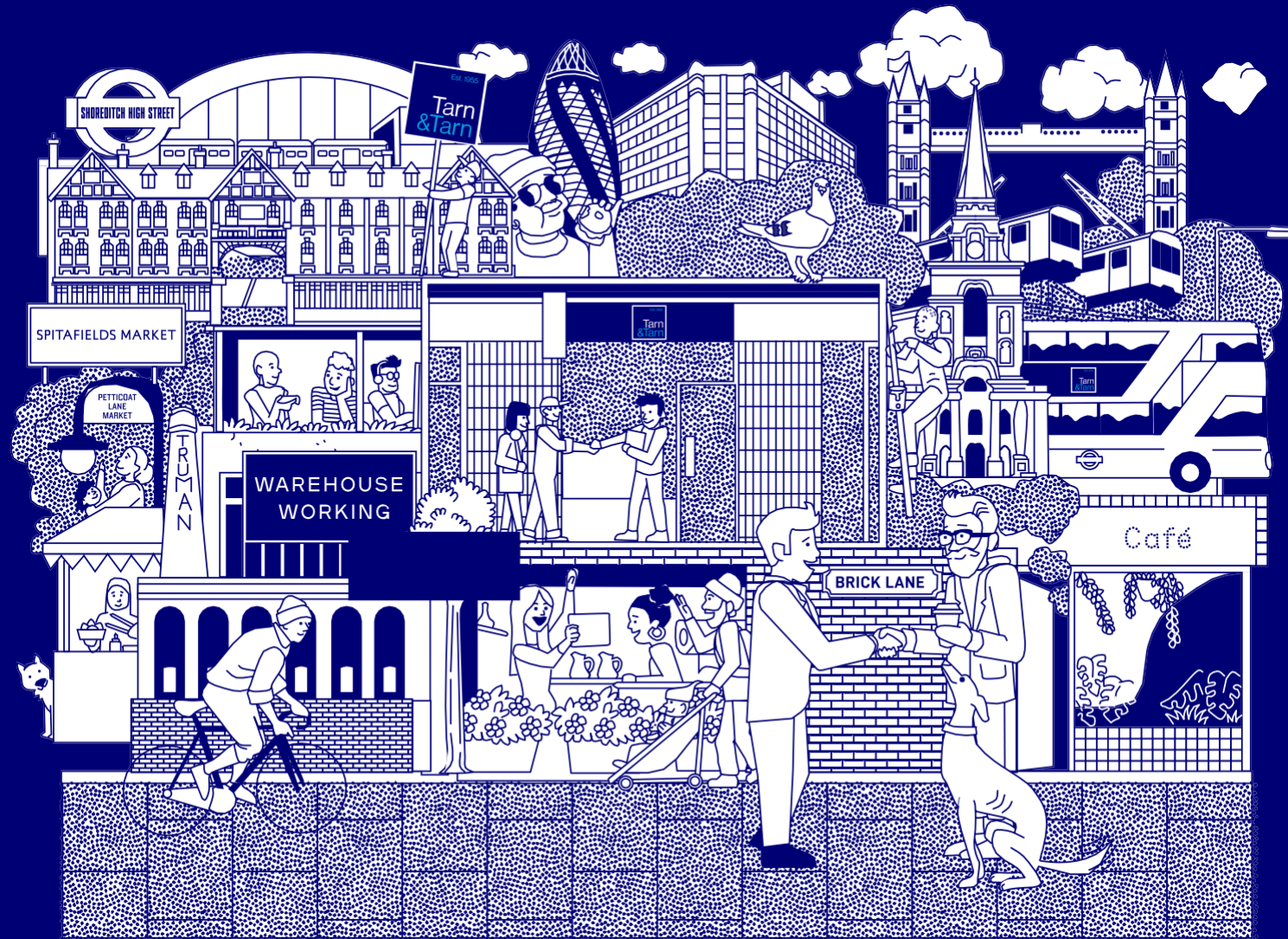


Est. 1955

# Tarn &Tarn



**ARGYLE HOUSE,  
29-31 EUSTON ROAD,  
KINGS CROSS  
NW1 2SD**

**FULLY MANAGED  
SERVICED OFFICE  
PREMISES  
3,000 FT<sup>2</sup>**

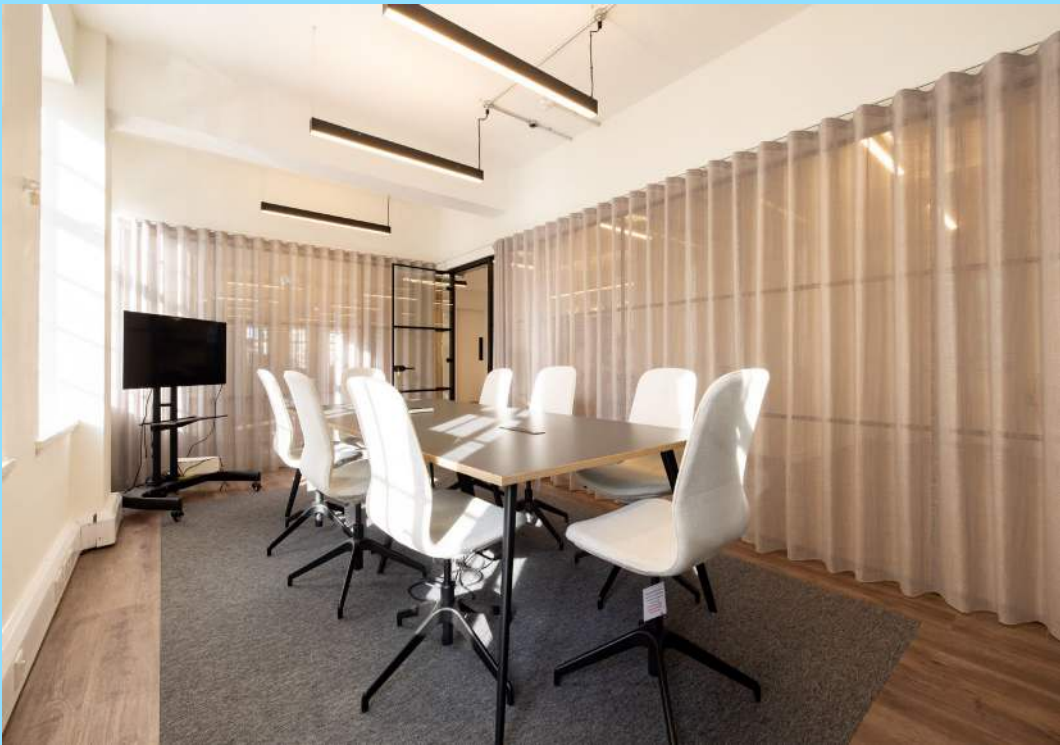
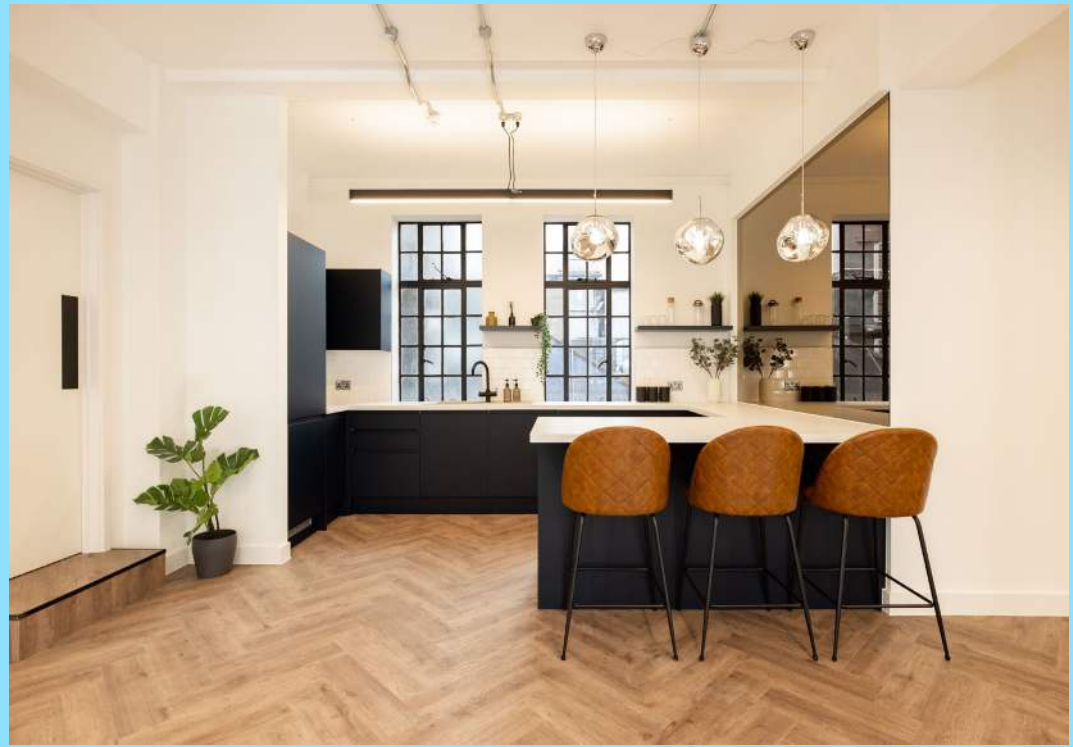
# DESCRIPTION

The first floor at Argyle House has been designed as a flexible, newly refurbished, open-plan office space with top-class architectural design. The space is fully furnished with a modern design and access to additional meeting rooms and breakout space. It comes equipped with a fitted kitchen, desks and chairs, storage units, a lounge area, meeting booths, and two meeting rooms. The premises can comfortably fit around 52 workspaces.

# SUMMARY

- Excellent Transport Links
- Private Meeting Rooms
- Fully Fitted
- Concierge
- 24-Hour Access
- Bike Storage
- Excellent Natural Light
- Kitchen
- CAT A+
- Roof Terrace
- WC Facilities





# LOCATION

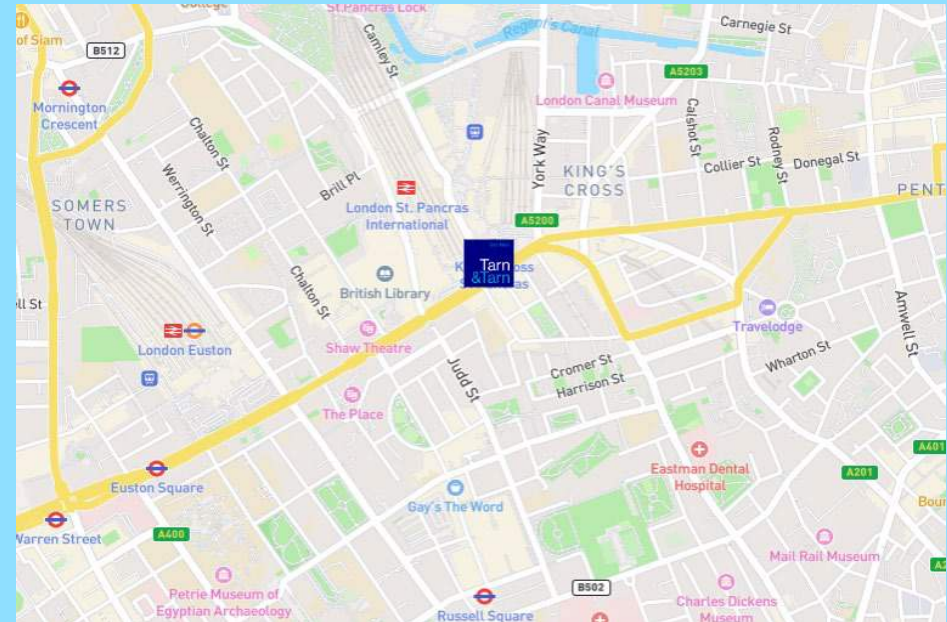
## THE AREA

The office space is conveniently located directly across from the major King's Cross development, providing unparalleled connectivity in Europe. With a mere 9 steps separating the office from King's Cross and St. Pancras stations, your team and clients can quickly access the office and get down to business. The surroundings offer a rich tapestry of international culture, with thriving companies, innovative start-ups, and a vibrant arts and culture scene.



## TRANSPORT

- King's Cross & St Pancras International (1-minute walk) – Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria, Eurostar and National Rail Services
- Euston (10-minute walk) – Northern & Victoria, Overground and National Rail
- Russell Square (14-minute walk) – Piccadilly Line



# ACCOMMODATION

FLOOR	SQ FT	SQM
1 <sup>ST</sup> Floor	3,000	278.71
<b>TOTAL</b>	<b>3,000</b>	<b>278.71</b>

Available size	3,000 sq ft
Rent	£214 per sqft
Business Rates	Included in Rent
Service Charge	Included in Rent
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

# RENT

Rent inclusive with Business Rates, Electricity, Service Charge, Furniture, Cleaning & Maintenance, Internet, F+B, Concierge, A.C and more.

# TERMS

A New IRI Lease to be contracted outside the provisions and security of the Landlord and Tenant 1954.

# VAT

Applicable

# LOCAL AUTHORITY

London Borough of Camden



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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53 COMMERCIAL STREET  
LONDON E1 6BD

**T** 020 7377 8989  
**E** [INFO@TARN-TARN.CO.UK](mailto:INFO@TARN-TARN.CO.UK)

## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE  
SINCE 1955.**