

## Argyle House

29 - 31 Euston Road, Kings Cross, London, NW1 2SD

### Fully Managed Serviced Office Premises

**3,000 sq ft**  
(278.71 sq m)

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

# Argyle House, 29 - 31 Euston Road, Kings Cross, London, NW1 2SD

## Summary

Available Size	3,000 sq ft
Rent	£214 per sq ft
Business Rates	Included in Rent.
EPC Rating	Upon Enquiry

## 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 offered 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.

## Location

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.

## Accommodation

The accommodation comprises the following areas:

Name	sq m	Rent	Rent (sq ft)	Total month
1st	278.71	£214 per sq ft	£214	£53,500
Total	278.71		£214	£53,500

## Viewings

Strictly by appointment only.

## Terms

A new, fully inclusive IRI lease to be contracted outside the Landlord and Tenant Act of 1954.

## Rent

Rent inclusive with Business Rates, Electricity, Service Charge, Furniture, Cleaning, Internet, F+B, Concierge, Air Conditioning and more.

## Grade

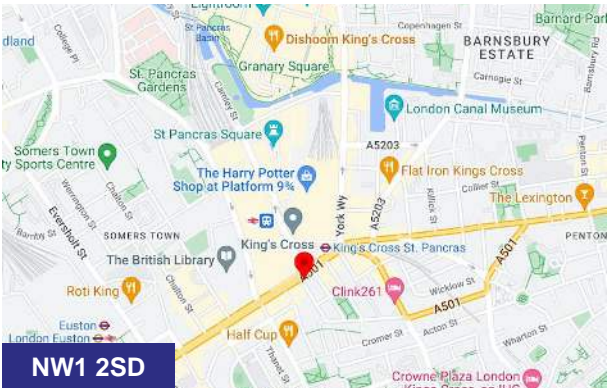
CAT A+

## VAT

Applicable

## Legal Costs

Each party to ear their own costs.



## Viewing & Further Information

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