

## 1-7 WOBURN WALK, LONDON WC1

**1,200 SQ. FT – 111.48 SQ. M**

**Location** This attractive building is situated in the small pedestrian thoroughfare of Woburn Walk which connects Upper Woburn Place and Dukes Road.

Euston Station (Northern and Victoria lines and main line services), King's Cross & St Pancras Stations (Piccadilly, Northern, Victoria, Circle, Metropolitan and Hammersmith & City lines and main line and international services) and Russell Square Station (Piccadilly line) are located within a few minutes' walk of the property.

Numerous bus routes run along the Euston Road and Upper Woburn Place.

**Description** Self contained office accommodation arranged over the first to third floors of this attractive period building.

**Specification**

- Demised WC
- Entry Phone
- Excellent Natural Daylight

<b>Accommodation</b>	<b>Floor</b>	<b>SQ. FT</b>	<b>SQ. M</b>
	Third - LET	600	55.74
	Second – LET	960	89.18
	<b>First – AVAILABLE NOW</b>	<b>960</b>	<b>89.18</b>
	<b>Total</b>	<b>2,520</b>	<b>234.10</b>

**Terms** A new FRI lease directly from the landlord.

**Rent** TBC

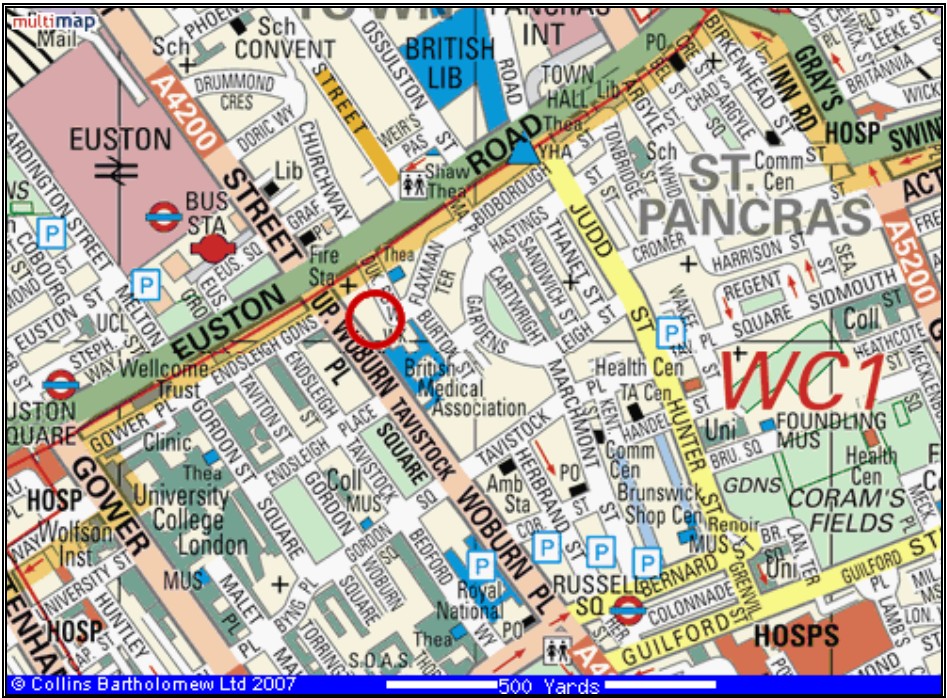
**Service Charge** Approx £6.30 per sq. ft (includes heating).

**Business Rates** TBC.

**Legal Costs** Each party to bear their own legal costs.

**Viewing** Via the landlords' joint sole agents:

<b>Fresson &amp; Tee</b>	David Shapiro 020 7391 7100	George McCullough 020 7391 7100
<b>Beaumont &amp; Co</b>	Mark Winkler 020 7935 4121	





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