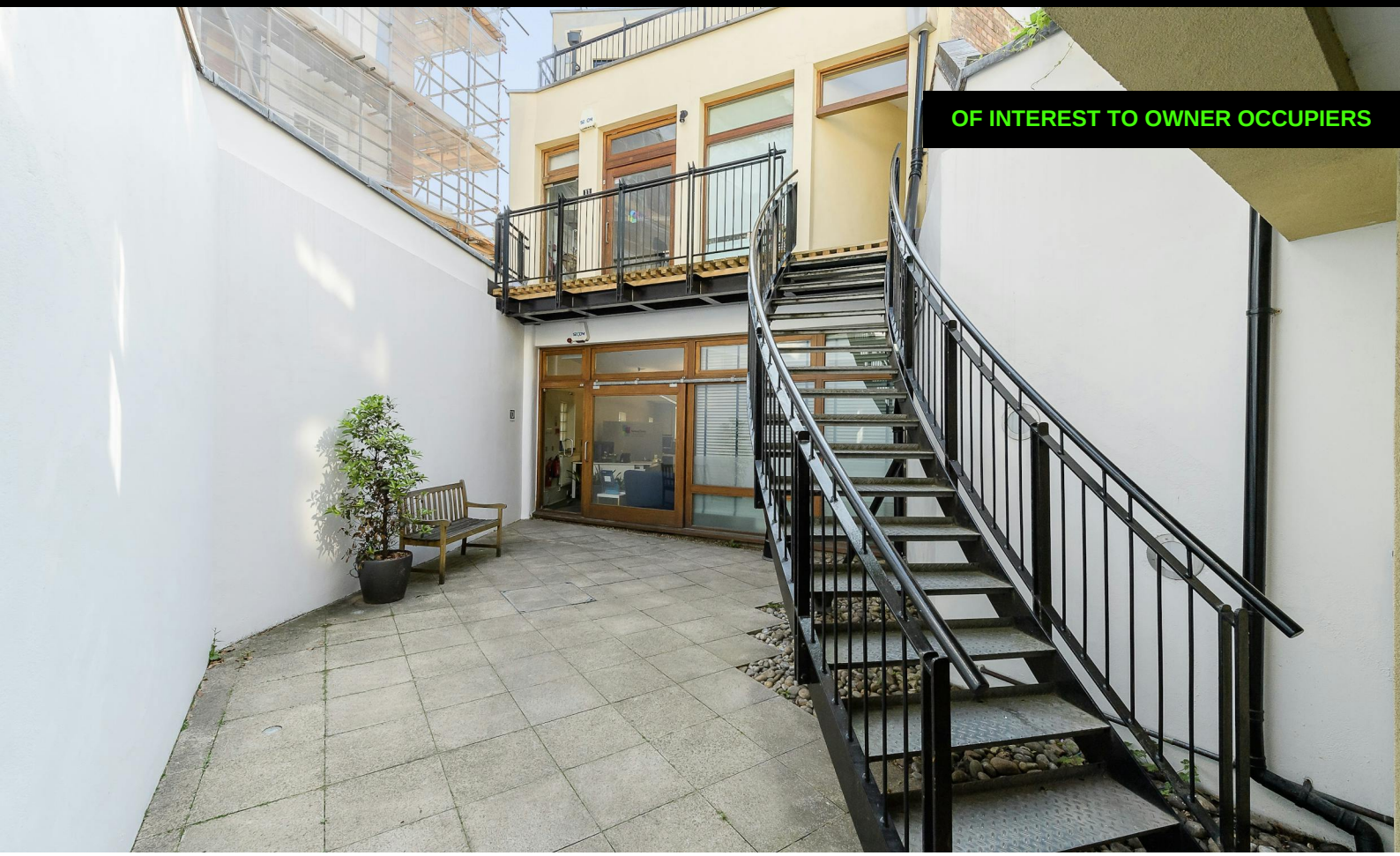


FOR SALE

Burton Street, WC1H 9BY

Office

2,765 sq ft

(256.88 sq m)

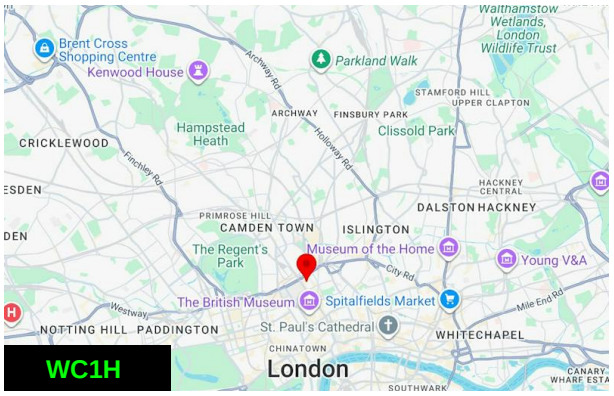
Modern studio office for sale in King's Cross that benefit from 2 parking spaces + is a short walk to either Kings Cross or Euston stations

- RIBA award winning development
- 2,765 sq. ft. over ground and 1st floors
- Secluded courtyard entrance
- Private rear garden
- Comfort cooling
- A modern fitted kitchen on each floor
- Several meeting rooms
- Multiple WC's and showers
- 2 parking spaces in secure, gated car park

Tiger House, Burton Street, London, WC1H 9BY

Summary

Available Size	2,765 sq ft
Price	Offers in the region of £1,650,000
Rates Payable	£71,910 per annum
Service Charge	£6,992 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

Tiger House is an award winning, mixed use development that was constructed in 1999.

The office extends to 2,765 sq. ft. over ground + 1st floors that are linked with an internal staircase.

The office was refurbished approximately 3 years and benefit from bespoke fitted kitchens on each floor, comfort cooling, LED lighting and carpet floor coverings.

Both floors have direct outlooks into a private central courtyard at the front.

The ground floor benefits from its own rear garden whilst the 1st floor has a rear roof terrace.

Location

Tiger House is situated on Burton Street which is a short walk to both King's Cross and Euston Stations and with the historic Woburn Walk shopping street on its doorstep.

Tiger House is within the heart of the Knowledge Quarter which contains one of the highest densities of knowledge-based and scientific organizations in the world and is the centre of AI advancement.

Accommodation

The accommodation has the following floor area and cost profile:

Name	Size	Price	Rates Payable	Service charge
Unit - Ground + 1st	2,765 sq ft	£1,650,000	£71,900 /annum	£6,992 /annum

Tenure

The long leasehold interest in Title number NGL 754661 is being with approximately 120 years remaining on the lease.

Further interests are included within Title Number NGL 754661 and a title map is available upon request.

Price

Offers in the region of £1,650,000 subject to contract are sought.

VAT

Tiger House is elected for VAT which will therefore be payable on the purchase

Viewing & Further Information

David Shapiro



07970 128599 | 020 7419 5117

ds@ashurstre.london

price.

Anti Money Laundering

We are obliged to conduct customer due diligence under the Anti Money Laundering Regulations 2017 and RICS Professional Standards. We will advise which checks are required once heads of terms are agreed.

Visit this property's dedicated microsite

Further information, a floor plan, photos can be seen at https://m.search-prop.com/tiger-house-london

Ashurst Real Estate

If this property isn't what you require, see our portfolio of other options at https://ashurstre.search-prop.com/properties

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/11/2026

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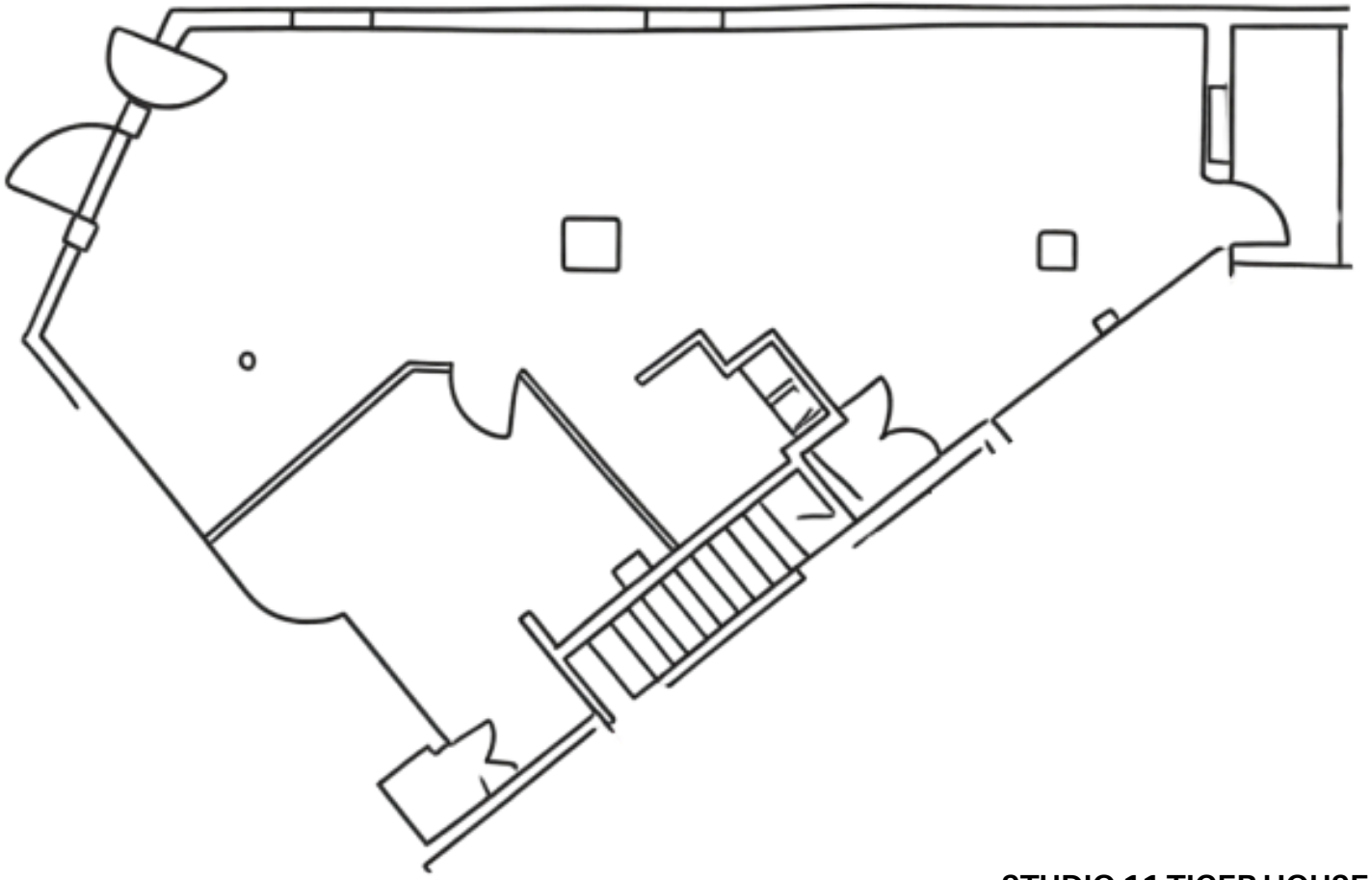
Tiger House, Burton Street, London WC1H 9BY





STUDIO 11 TIGER HOUSE | First floor
1,074 sq. ft.

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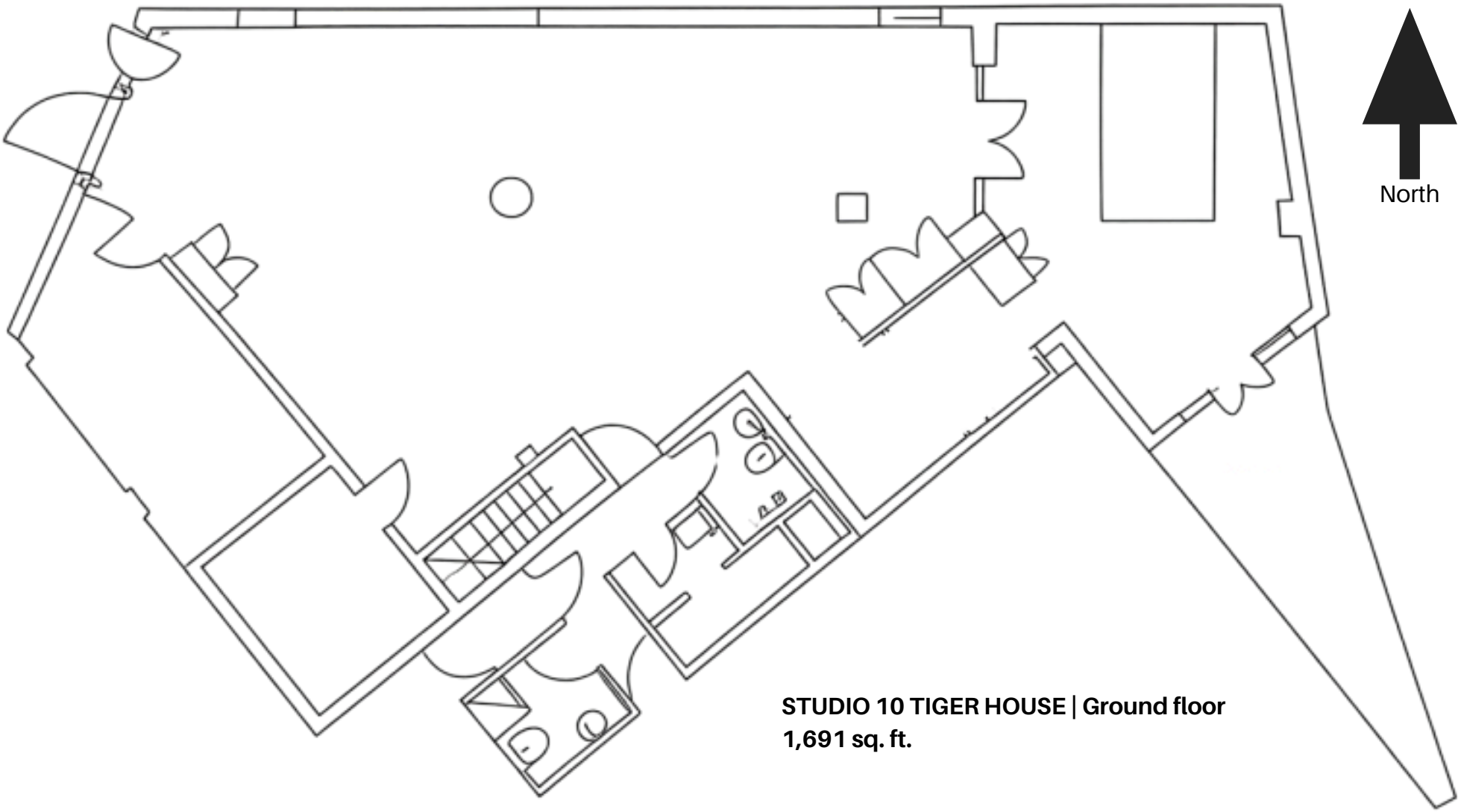
Tiger House, Burton Street, London WC1H 9BY



STUDIO 10 TIGER HOUSE | Ground floor
1,691 sq. ft.

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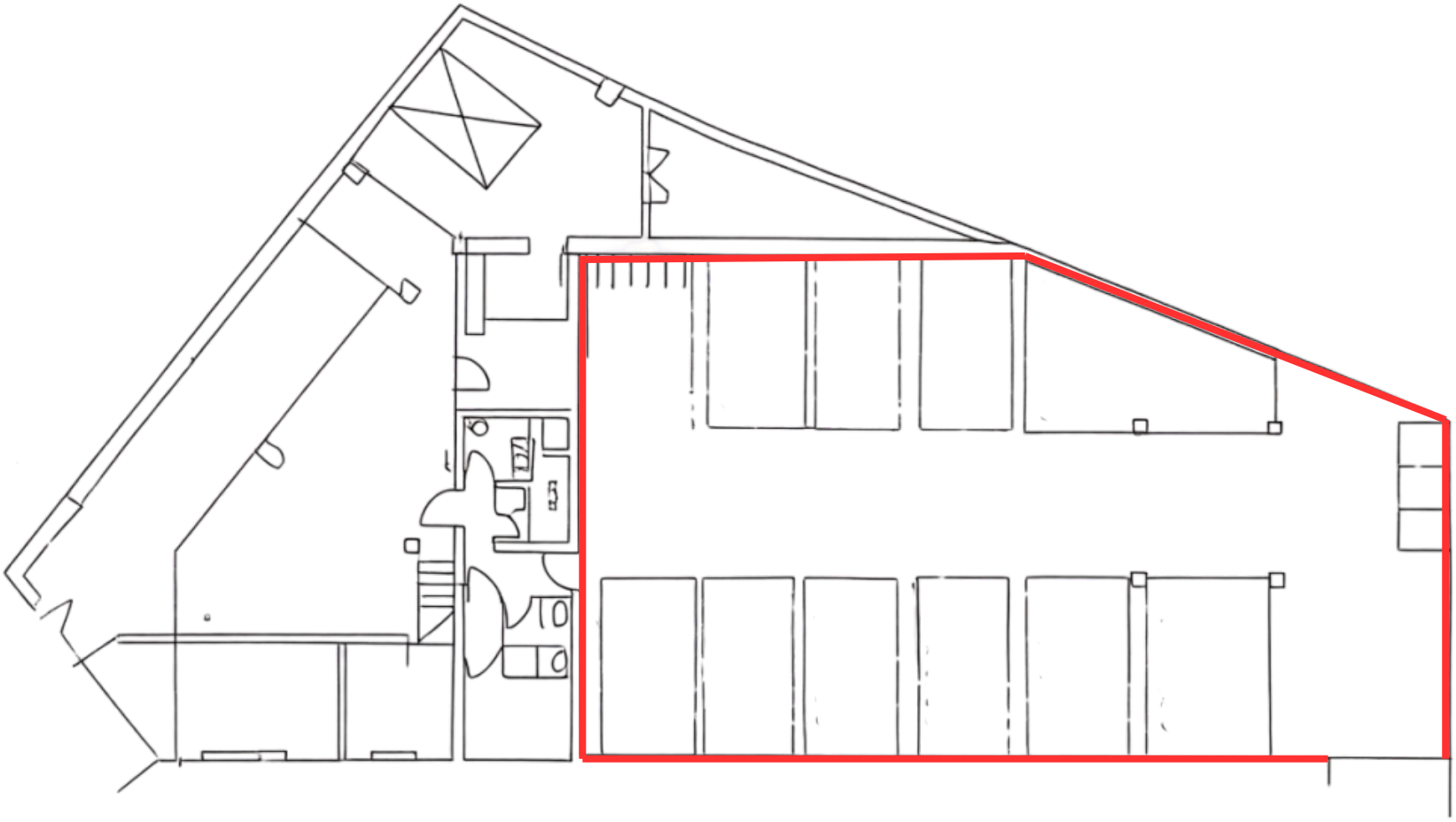
Tiger House, Burton Street, London WC1H 9BY



Car Park