

To Let

Office Property

Fully Fitted Top Floor Office

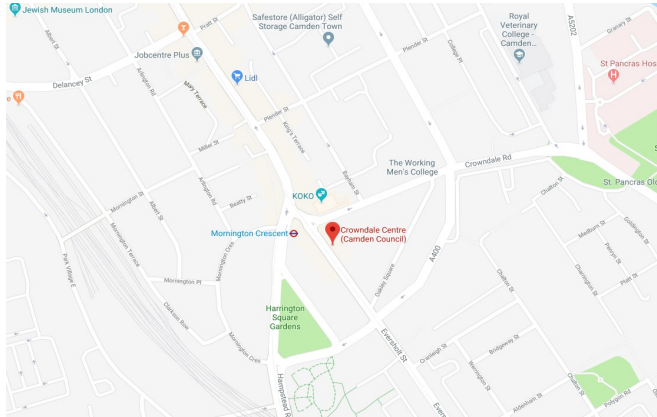
218 Eversholt Street, Kings Cross, NW1 1BD



- 7,135 Sq Ft (662.89 Sq M)
- Excellent transport links
- Large private roof terrace
- Adjacent to Mornington Crescent station

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Location



The Crowndale Centre is located on the corner of Eversholt Street and Crowndale Road.

The property benefits from excellent transport links being located within only a minutes walk of Mornington Crescent station and well serviced bus routes.

The office is located within walking distance of local shops, bars and restaurants offering occupiers a variety of amenities.

Description

The property comprises a distinctive period building with a strong presence in the heart of Mornington Crescent. The 4th floor benefits from the following specification:

- Fully fitted and cabled
- Ceiling mounted air conditioning units
- Suspended LED lighting
- Vaulted ceiling
- Break out area
- Excellent natural light and double glazing
- 3 meeting rooms
- Two passenger lifts
- Kitchen
- Large private terrace

Accommodation

The accommodation provides the following approximate floor areas:

Accommodation	Sq Ft	Sq M
4th Floor	7,135	662.89

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

To be confirmed.

Interested parties are advised to make their own enquiries with the Local Authority to verify these.

Terms

A new effective FRI lease direct from the landlord for a term to be agreed.

The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

Rent

£35.00 per sq ft.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ty Turner

Lambert Smith Hampton
020 7198 2321
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Luke Silva

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Office Space



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Private Terrace



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Floor Plan



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October 2018

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