

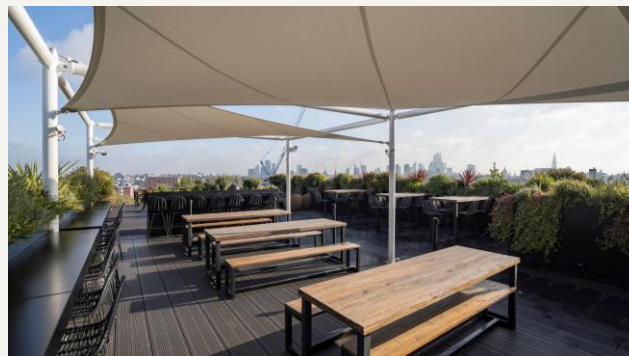


Susskind.

Lynton House, 7-12 Tavistock Square, WC1

The accommodation comprises of a fully fitted and furnished office space which benefits from meeting rooms, demised kitchens and soft-seating breakout zones.

Lynton House provides a 24/7 concierge service to the property at ground floor level together with F&B operators Pret A Manger and Starbucks based on site.



The building has also benefited from recent upgrades to the reception, creating a welcoming experience for a tenant and boasts state-of-the-art, end of journey facilities.

Additionally, Lynton House possesses a stunning communal roof terrace offering panoramic views across London's skyline whilst being positioned directly opposite the charm of Tavistock Square.



Lynton House, 7-12 Tavistock Square, WC1

Summary

Highly attractive, fully fitted office space within a desirable Bloomsbury office building, boasting best-in-class facilities including a stunning communal roof garden.

Features

- Chilled beam air conditioning system
- Stunning communal roof terrace with skyline views of London
- 4 X 13 person passenger lift
- 9 X Private offices/meeting rooms
- Quality end-of-trip facilities
- 24/7 manned reception
- F&B operators on site
- 'Plug & Play' offering
- Excellent natural light

Transport

- Russell Square
- King's Cross St Pancras
- Euston
- Euston Square

Lease

Available by way of a new Sublease until 15th August 2028, which is to be contracted outside the security and tenure provisions of the Landlord & Tenant Act 1954 Part II as amended.

EPC

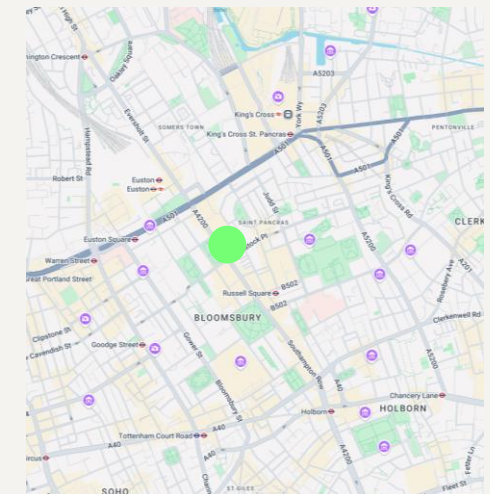
An EPC has been commissioned and will be available on request.

Availability

Unit	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
6 th Floor (Part)	5,500	£72.50	£14.50	£33.38	£55,174.17	Available
Total	5,500	£72.50	£14.50	£33.38	£55,174.17	

*Interested parties should make enquiries with the local authority.

Map



Lynton House, 7-12 Tavistock Square, WC1

Viewings via sole agents

For further information and inspections please contact sole agents:

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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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