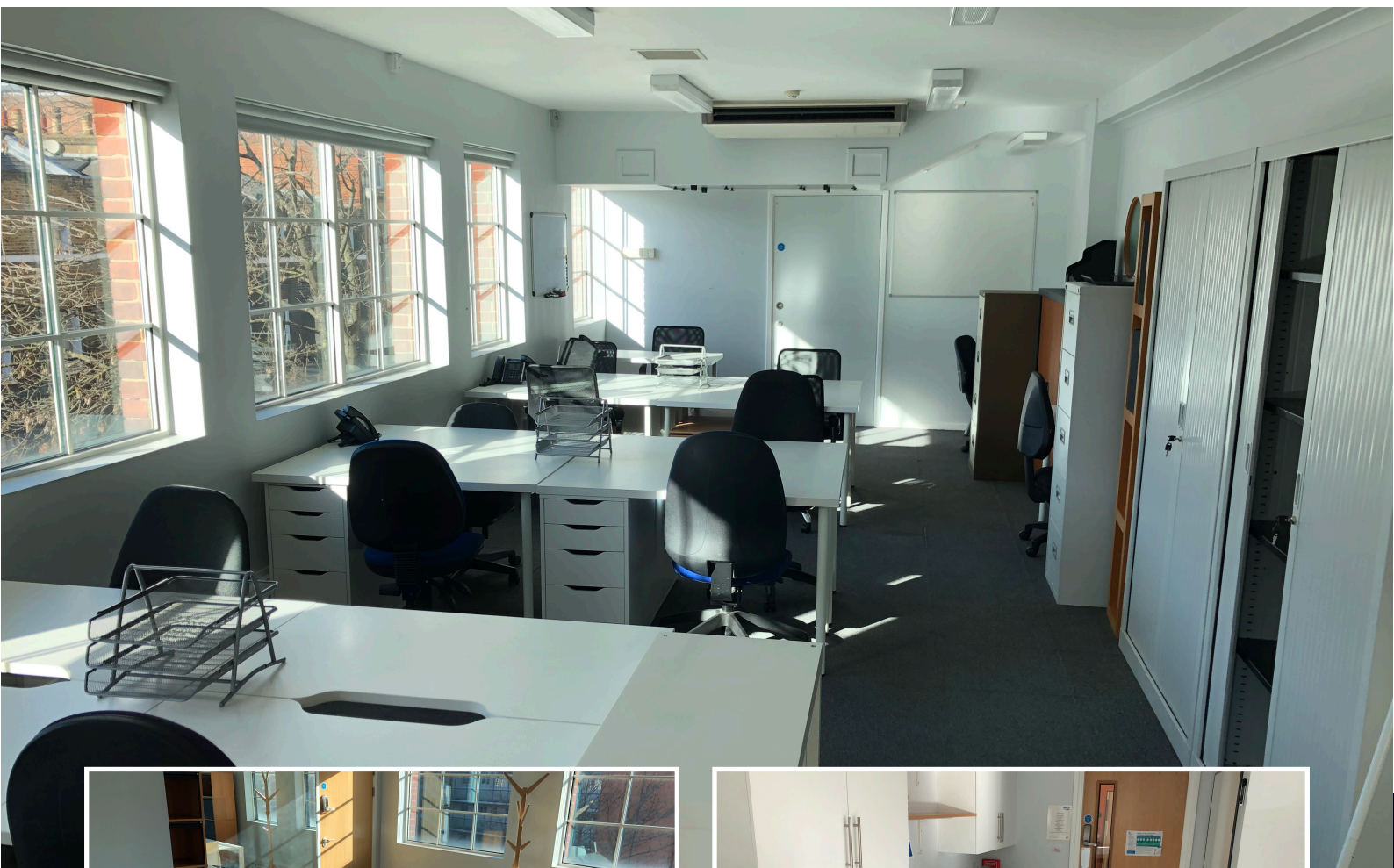




MAKING MOVES



EXIT



**2ND FLOOR, 120
CROMER STREET,
WC1H 8BS**

**OFFICE TO LET
800 SQ FT**

HIGHLIGHTS:

- Fully Fitted & Furnished
- Kitchen & Breakout Area
- On Site Bookable Meeting Rooms
- High Ceilings
- Corner Office with Great Levels of Natural Light
- On-site Cafe
- On-site Gym and Shower Facilities
- Available for Flexible Term

WE ARE OFFICES

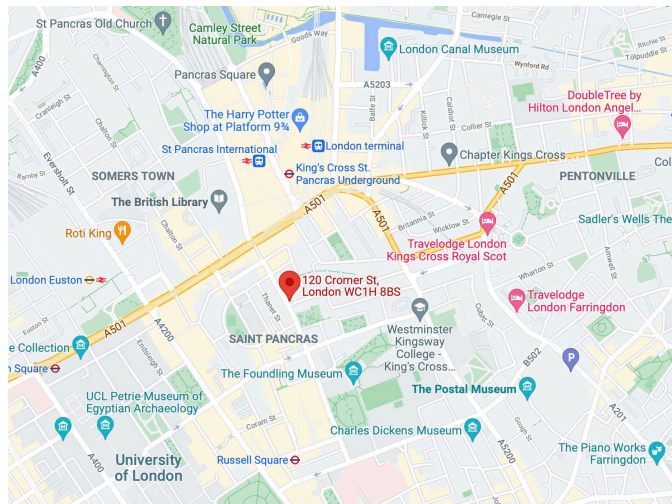
Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The office is ideally located in north Bloomsbury, a short walk from Kings Cross Station and London Euston Station, providing national travel.

Kings Cross is a hub for fast paced, innovative companies, with the likes of Google, Facebook and Universal Music located there.



DESCRIPTION:



The office comes fully fitted and furnished with workstations, kitchenette and breakout area. The office is a corner office so benefits from great levels of natural light creating a very bright, open working environment.

The building has an on-site cafe, on-site gym, shower facilities and manned reception entrance.

TERMS:



Available by way of a new lease direct with the landlord for a flexible term

EPC:



An EPC is available on request

VAT:



The building is elected for VAT purposes

FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2nd	800	£35.00	£5.00	£17.50	£46,000	£3,833

VIEWINGS

Strictly through appointment by sole agents:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Phil Snowden

Email: ps@makingmoves.london

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