







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



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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.

St Pancras Old Church Camley Street Natural Park Pancras Square Pancras Square Shop at Platform 94 St Pancras International St Pancras International St Pancras International The British Library The British Library Saller Pancras Indeground For College London Euston O Travelodge London Rings Cross St Pancras Indeground For College London Euston O Travelodge London Farringdon Saller Swells The College Co

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

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WEST END

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