

LYNTON HOUSE

The background features a grid of abstract geometric patterns. The top-left quadrant is plain. The top-right quadrant shows concentric curved lines. The middle-left quadrant contains a large circle with concentric semi-circles inside. The middle-right quadrant features a series of nested diamonds. The bottom-left quadrant shows three stylized leaves. The bottom-right quadrant contains concentric semi-circles.

1st Floor Available
From 2,264 sq ft - 10,048 sq ft

7-12 Tavistock Square, WCI

AN ICONIC BUILDING
WITH A CONTEMPORARY
EDGE, LYNTON HOUSE
OFFERS MODERN, HIGH
GRADE OFFICES WITH
A STUNNING ROOF
GARDEN



1ST FLOOR BOASTING SUPERB NATURAL LIGHT

- ◆ The floor is available in a CAT A condition late Q2 or CAT B in Q3 2025
- ◆ Floor is available to let on a conventional and managed basis
- ◆ Newly remodelled reception
- ◆ Refurbished lift lobbies and WCs
- ◆ Active chilled beam air conditioning
- ◆ Floor to ceiling height of 2.65m
- ◆ Raised floors
- ◆ 4 x 13 person passenger lifts
- ◆ Concierge and 24-hour on-site management
- ◆ Premium grade shared roof garden amenity
- ◆ New 'best in class' cycle & shower facilities

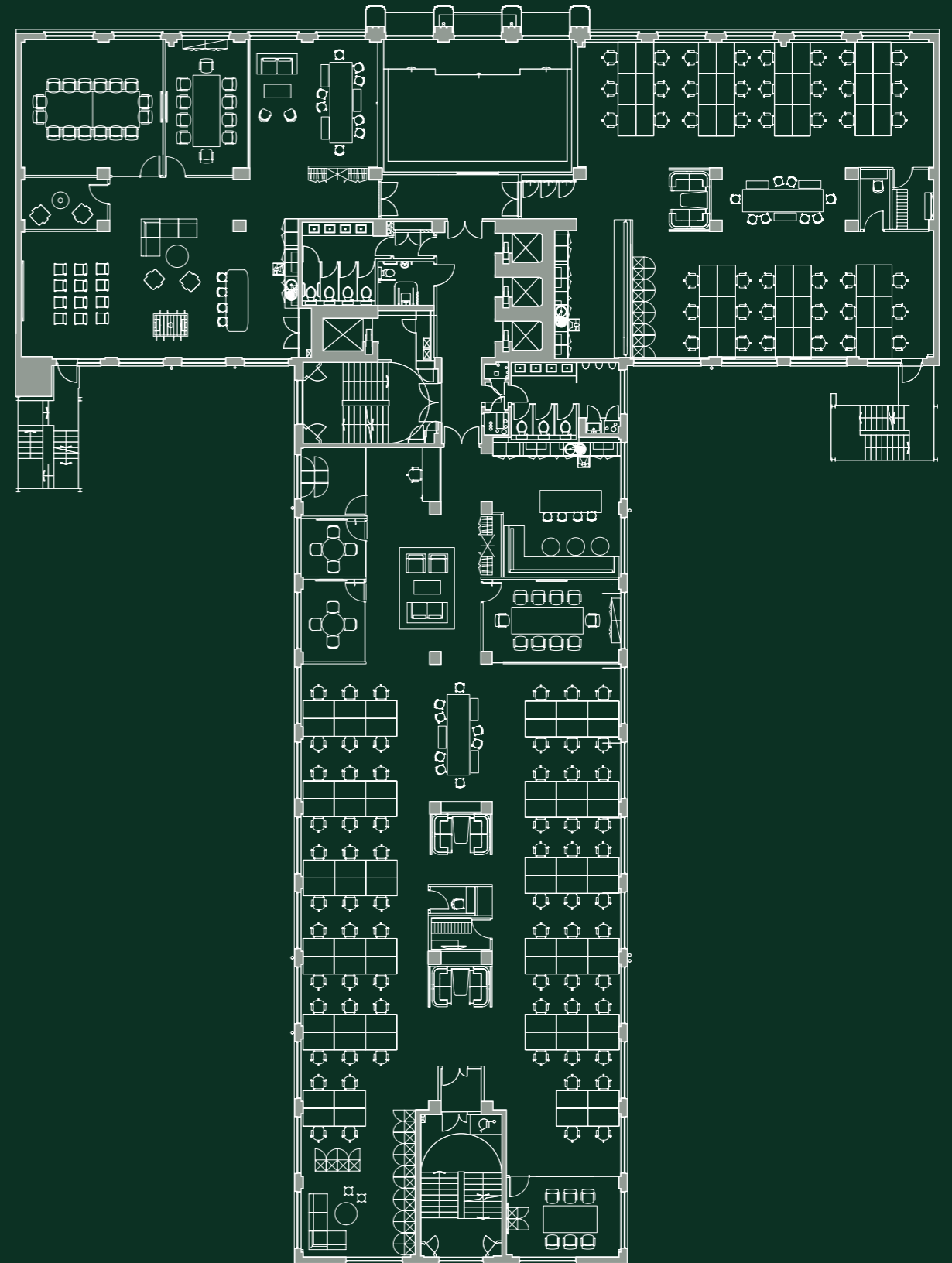
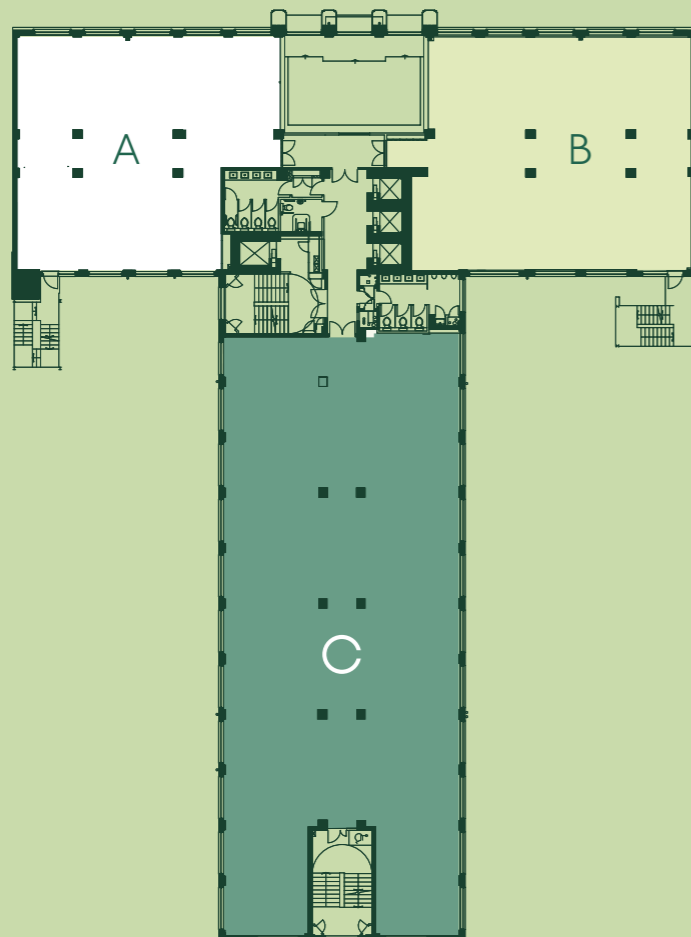


1ST FLOOR

Available

AREA	SQ FT	SQ M
A	2,264	210.3
B	2,569	238.7
C	5,215	484.5
TOTAL	10,048	933.5

1



1st Floor – Fully Fitted & Furnished

Total Head Count: 110
 • Work stations: 110

Facilities:

- Reception: 1
- Holding Area: 1
- Kitchen/ Breakout: 2
- Comms Room: 1
- Meeting Rooms: 6
- 4x Person Booths: 3
- Phone Booth: 1
- Breakout/ Informal Meeting Space: 2

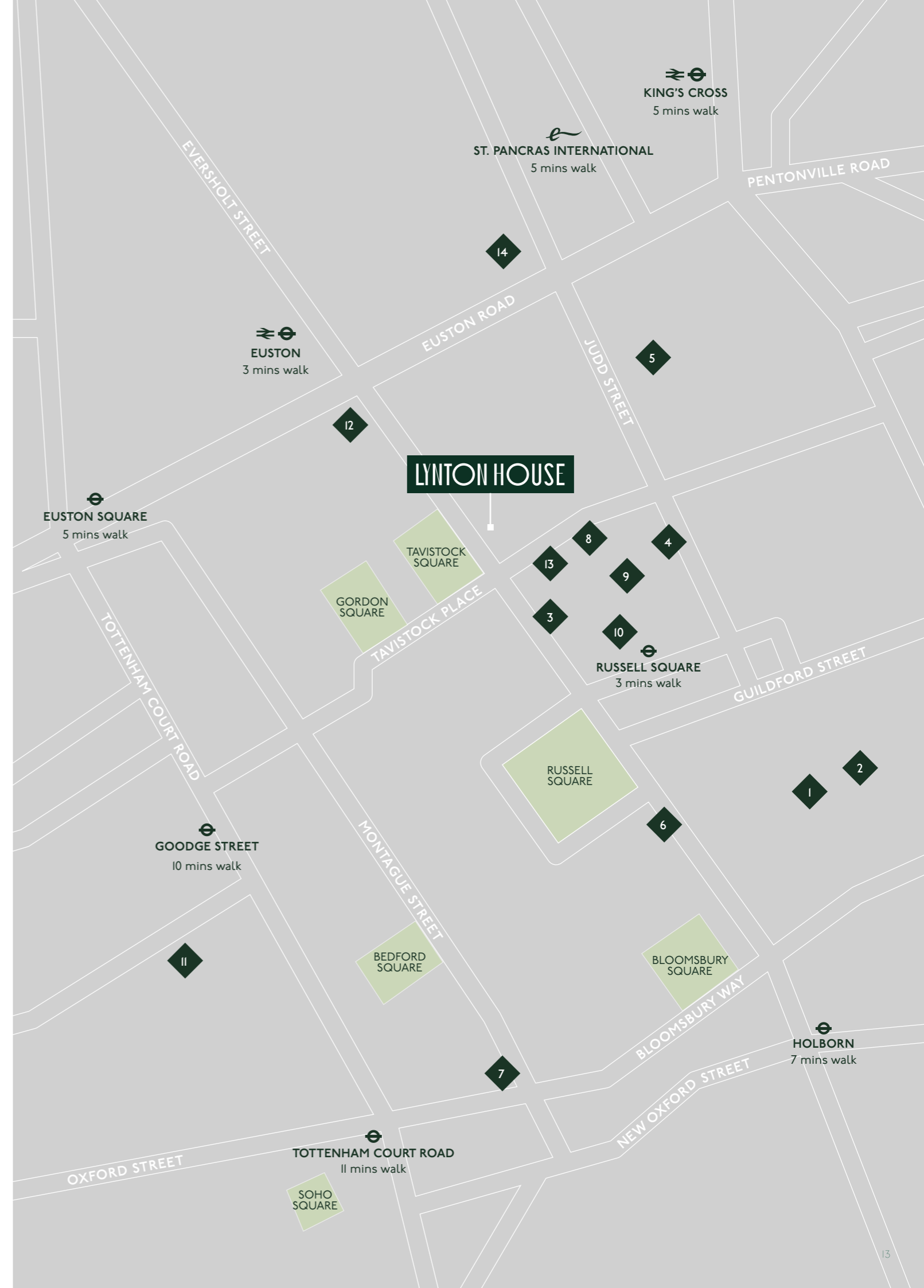


PROUDLY SITUATED IN AN AREA RENOWNED FOR INTELLECT, CULTURE AND ELEGANCE

Lynton House is located on the eastern side of Tavistock Square in the heart of Bloomsbury. Whilst this refined area of London provides a backdrop of rich cultural history, Tavistock Square meanwhile benefits from being situated only 300m from Euston station. From here mainline trains as well as Northern, Victoria, Metropolitan, Circle and Hammersmith & City underground lines all enable excellent access to both the West End and City of London. King's Cross and St Pancras International Stations are five minutes walk away, delivering mainline and International Eurostar services to Paris and Brussels. Neighbouring Russell Square, just a three minute walk away, also provides Piccadilly line tube services.

DINING & LEISURE

- | | |
|-------------------|-------------------------|
| 1 Noble Rot | 8 Waitrose |
| 2 La Fromagerie | 9 The Brunswick Centre |
| 3 Nonna Selena | 10 Marquis Cornwallis |
| 4 Taste of Greece | 11 The Ninth |
| 5 Casa Tua | 12 Woburn Place |
| 6 Antalya | 13 The Brunswick Centre |
| 7 TAS | 14 Whistles |





WWW.LYNTONHOUSE.LONDON

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