

[ ]

WORKPAD

MANAGEMENT

**LYNTON  
HOUSE**

TAVISTOCK SQUARE

WC1





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# LYNTON HOUSE

## TAVISTOCK SQUARE

WC1H 9LT

Lynton House is an iconic building that sits on the eastern side of Tavistock Square in the heart of Bloomsbury. This refined area provides a backdrop of rich cultural history and sits within London's Knowledge Quarter. It enjoys excellent transport links and connectivity, being close to Euston, King's Cross and St Pancras International. The contemporary office accommodation enjoys an excellent amount of natural light and has been refurbished to a high standard. The building benefits from a stunning roof terrace and best in class cycle & shower facilities. The floor is offered furnished and is available on a fully-managed basis, with terms available from 24+ months.

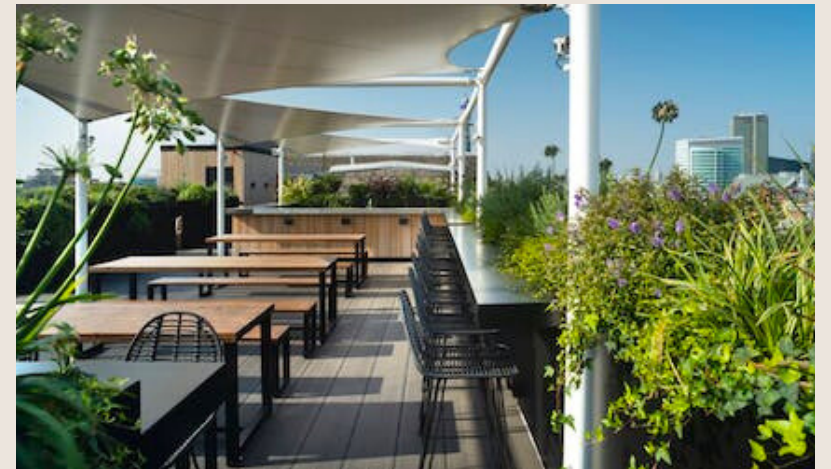




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## THE SPACE





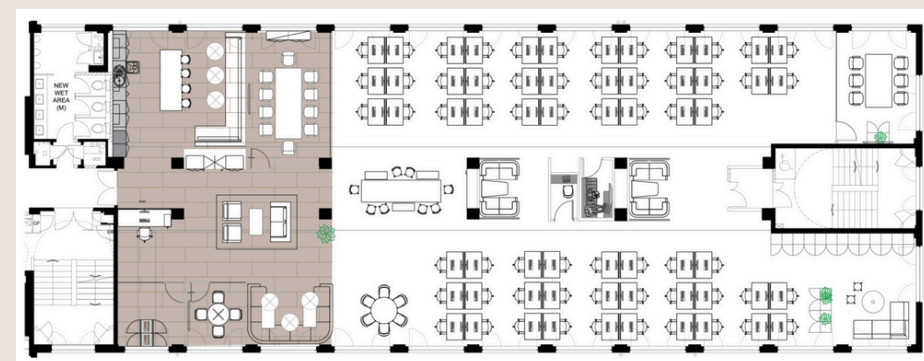
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## FOURTH FLOOR

<b>FLOOR SIZE</b>	5,236 Sq. Ft.
<b>DESK RANGE</b>	50 - 80
<b>FIT OUT</b>	FULLY FITTED
<b>EPC</b>	GRADE B

## FLOOR PLAN



*Indicative fitted layout*



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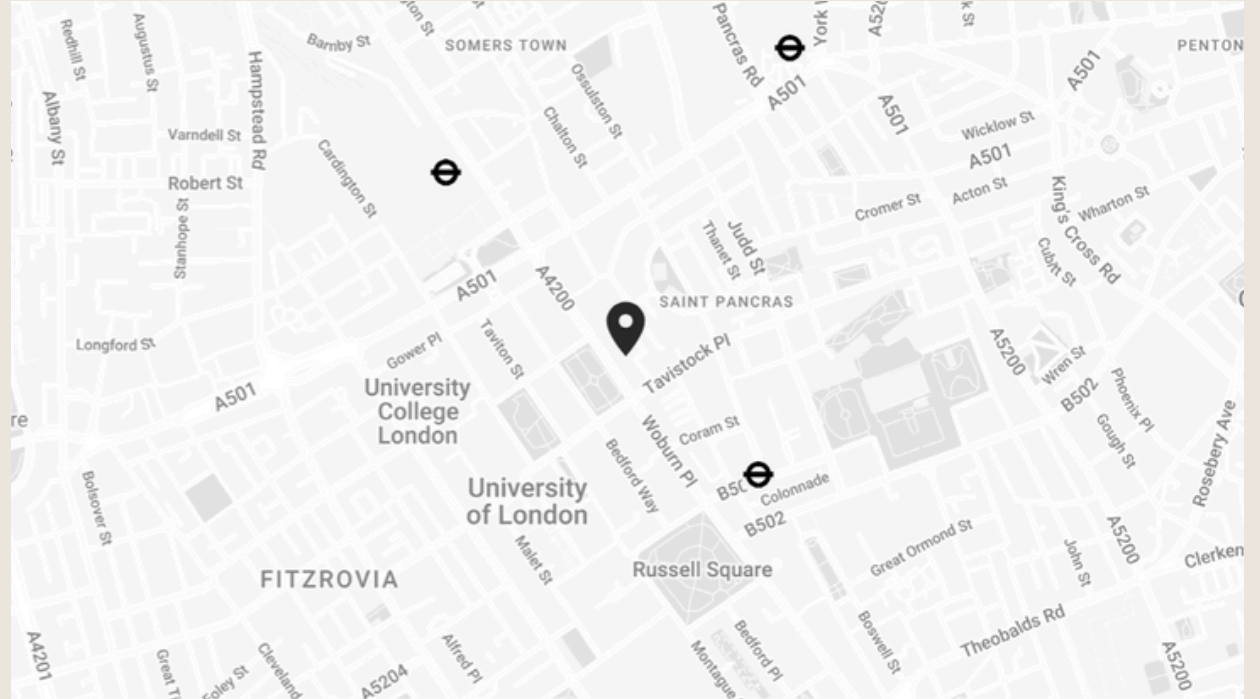
## LOCATION


Lynton House enjoys excellent transport links, being 300m from Euston station and a 5 minute walk to King's Cross & St Pancras International. Russell Square provides Piccadilly line tube services and is a 3 minute walk away, Holborn station is 7 minutes walk.


Tavistock Square is a large green, tree-lined space, surrounded by a collection of modern and period buildings. The Brunswick Centre is close by, with its range of retail, casual dining and leisure offerings. Noble Rot restaurant is a short walk, as is The Marquis Cornwallis, a pub restaurant dating back to the 1800s that is a Bloomsbury landmark.




*Tavistock Square Gardens*



 EUSTON  
walking - 2 minutes

 RUSSELL SQUARE  
walking - 3 minutes

 KING'S CROSS  
walking - 5 minutes



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# YORKE PROPERTY MANAGEMENT

## INCLUSIVE SERVICES



### Dedicated Account Management

Our central customer service team is here to support every aspect of your office occupation. A single point of contact will organise all your property, facilities & service requirements.



### Fully Fitted + Furnished

The workspace is fully fitted & furnished with a range of different areas to work, meet & relax. All passes & keys are included and your name can be displayed on the reception signboard.



### Enterprise Bandwidth & IT Support

Enterprise-grade fibre, 500MB to 1GB as standard, fully resilient back-up, secure wireless environment, IT support included. Specialist upgrades & telephony services available on request.



### Interior Design + Space Planning

Every Occupier receives a complimentary consultation from our in-house design team. Whilst the space is already fitted, we will ensure you get the most from your space.



### Inclusive Of All Property Costs

Included in your single monthly fee will be rent, business rates, service charge, utilities (electricity, water rates, heating & lighting) & building insurance - all the traditional property overheads.



### Full Facilities Management

In addition, the management of your space is included: cleaning, repairs & maintenance, compliance, health & safety, client consumables including teas, coffees & milk (subject to our fair use policy).



### Customer-Focused Occupation

We lower your barriers to occupation by providing an industry-standard Office Occupation Agreement, no onerous long lease, with lead times to occupy reduced to days not months, if need be.



### Additional Services

In addition to all these inclusive features, we offer a range of additional, on-demand services, covering meeting & events, technology, end-of-journey, workspace personalisation & business support.



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## GET IN TOUCH



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