

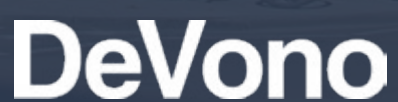


# WOBURN HOUSE

5TH & 6TH FULLY FITTED OFFICE SPACE  
3,527 - 7,814 SQ.FT (327 - 725 SQ M)



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# INTRODUCTION

DeVono is delighted to be able to offer the 5th & 6th floors at Woburn House WC1H, which provides 3,527- 7,814 sq.ft of fully fitted-out office space located on the North side of Tavistock Square.

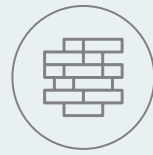
The 5th & 6th floor is available by way of an assignment of the existing leases which expires in January 2026. The available office accommodation is arranged as a mix of open-plan desks and meeting rooms on both floors.

## KEY SPECS

### 5TH FLOOR

### 6TH FLOOR

- ✓ 69 x Workstations
- ✓ 5 x meeting rooms
- ✓ Kitchenette
- ✓ Print Area
- ✓ 2 x private call rooms
- ✓ 50 x Workstations
- ✓ 1 x 6-8 person meeting room
- ✓ 3 x private call rooms
- ✓ Open plan Kitchenette



PERIOD BUILDING



EXCELLENT LOCATION



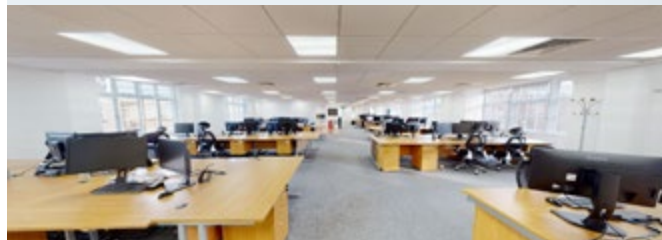
CYCLE STORAGE



SHOWERS



FULLY FITTED



## LOCATION

The property is situated in Tavistock Square, at the junction of Bedford Way. Euston (Northern, Victoria) and Euston Square (Circle, Hammersmith & City, Metropolitan) underground stations are in close proximity.

## TERMS

Lease: Both floors are available by way of an assignment of the existing lease, which expires January 2026.

Passing Rent	£36.50 per SQ.FT
Business Rates	£20.00 per SQ.FT
Service Charge	£13.00 per SQ.FT

## EPC

Rating: C



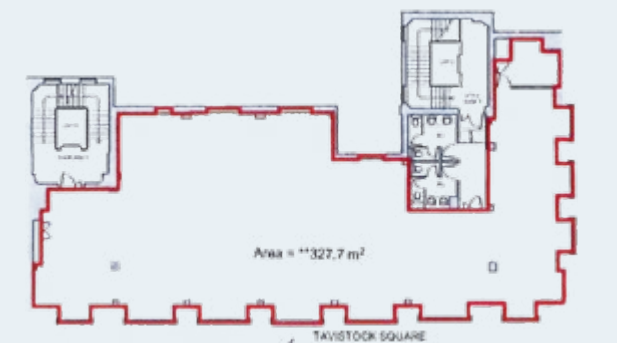
**MISREPRESENTATION ACT**  
 These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

## FLOOR PLANS\*

### 5TH FLOOR



### 6TH FLOOR



\*Floor plan not to scale

# CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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