

LYNTON HOUSE



From 5,007 to 10,243 Sq Ft
Part 4th and Part 8th floors

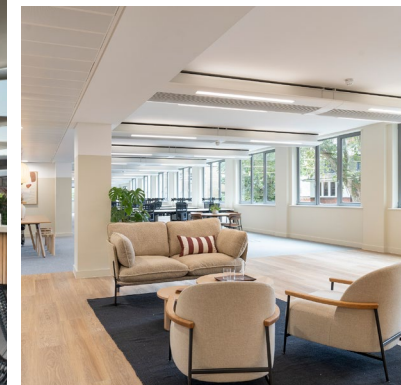
New Availability
in the heart of Bloomsbury;
7-12 Tavistock Square, WCI

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



BOASTING SUPERB NATURAL LIGHT AND VIEWS OF TAVISTOCK SQUARE

- ◆ Newly refurbished floors offered in CAT A and flexible CAT B
- ◆ 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

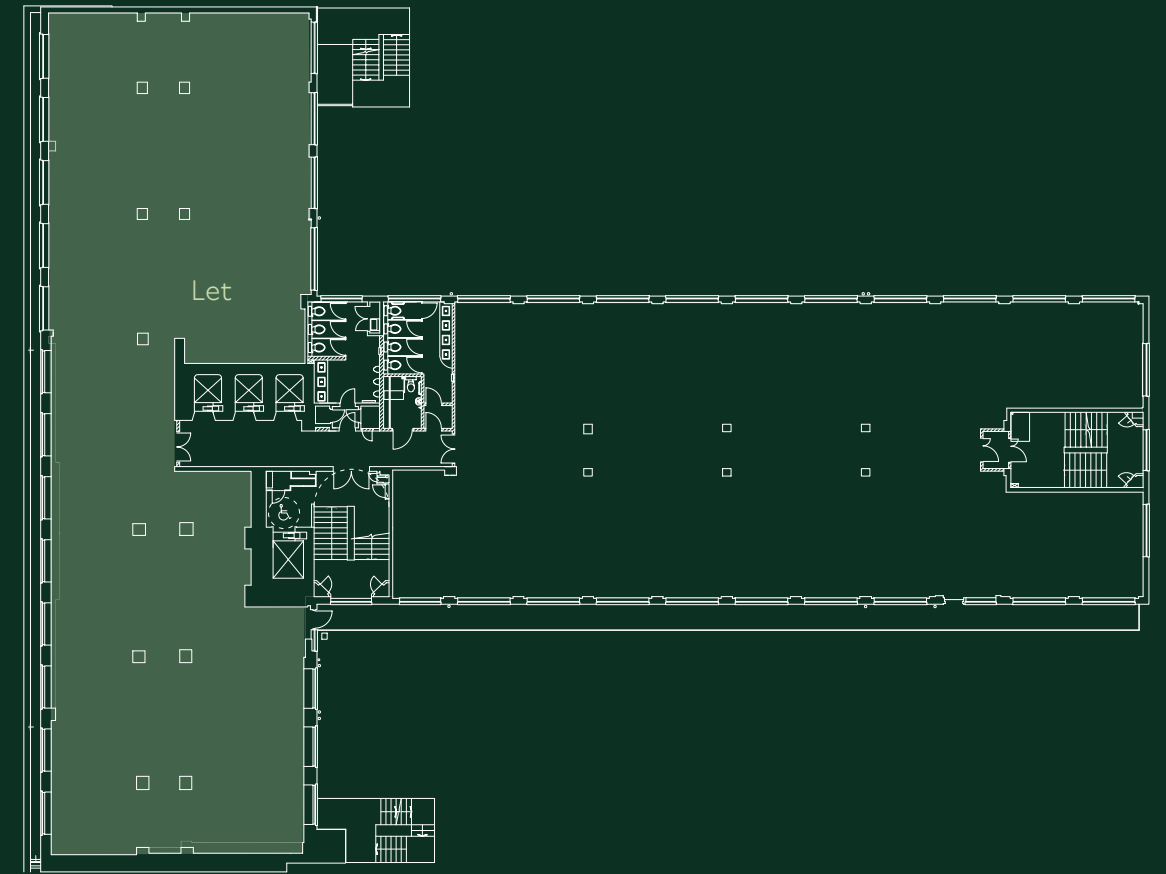


PART 4TH & PART 8TH FLOORS

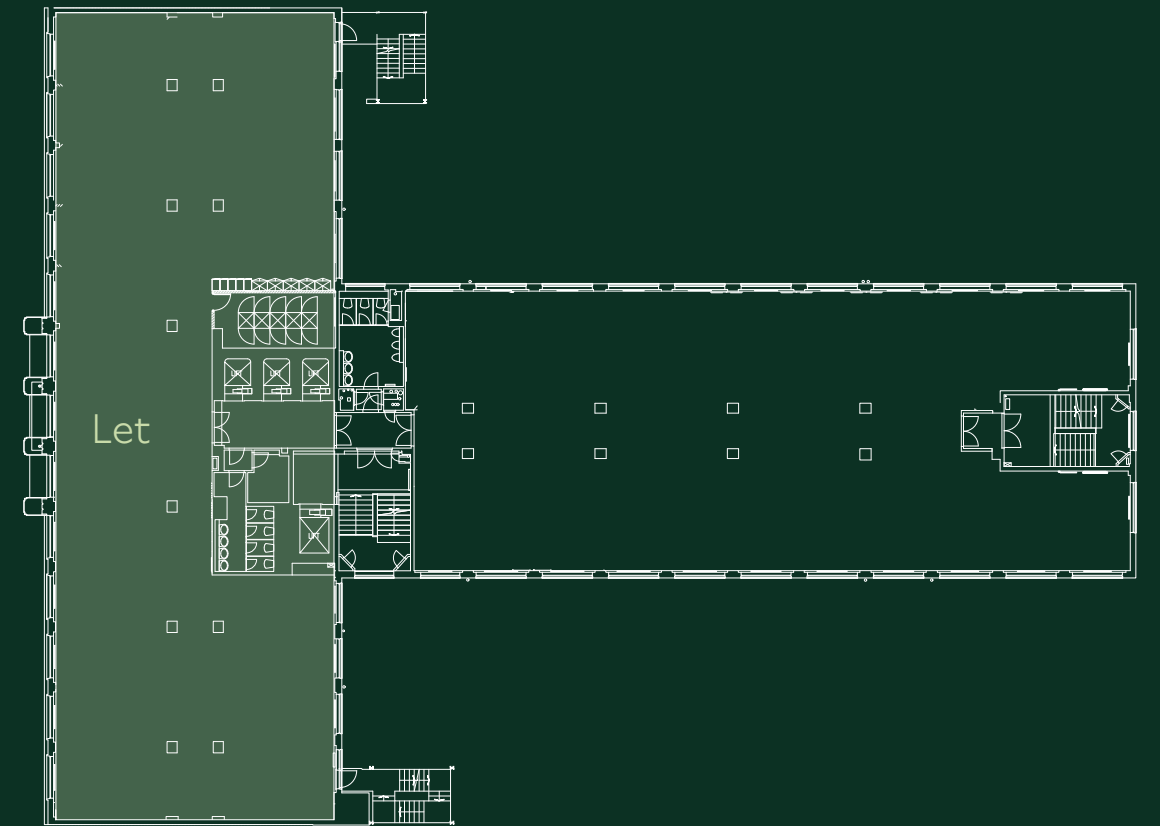
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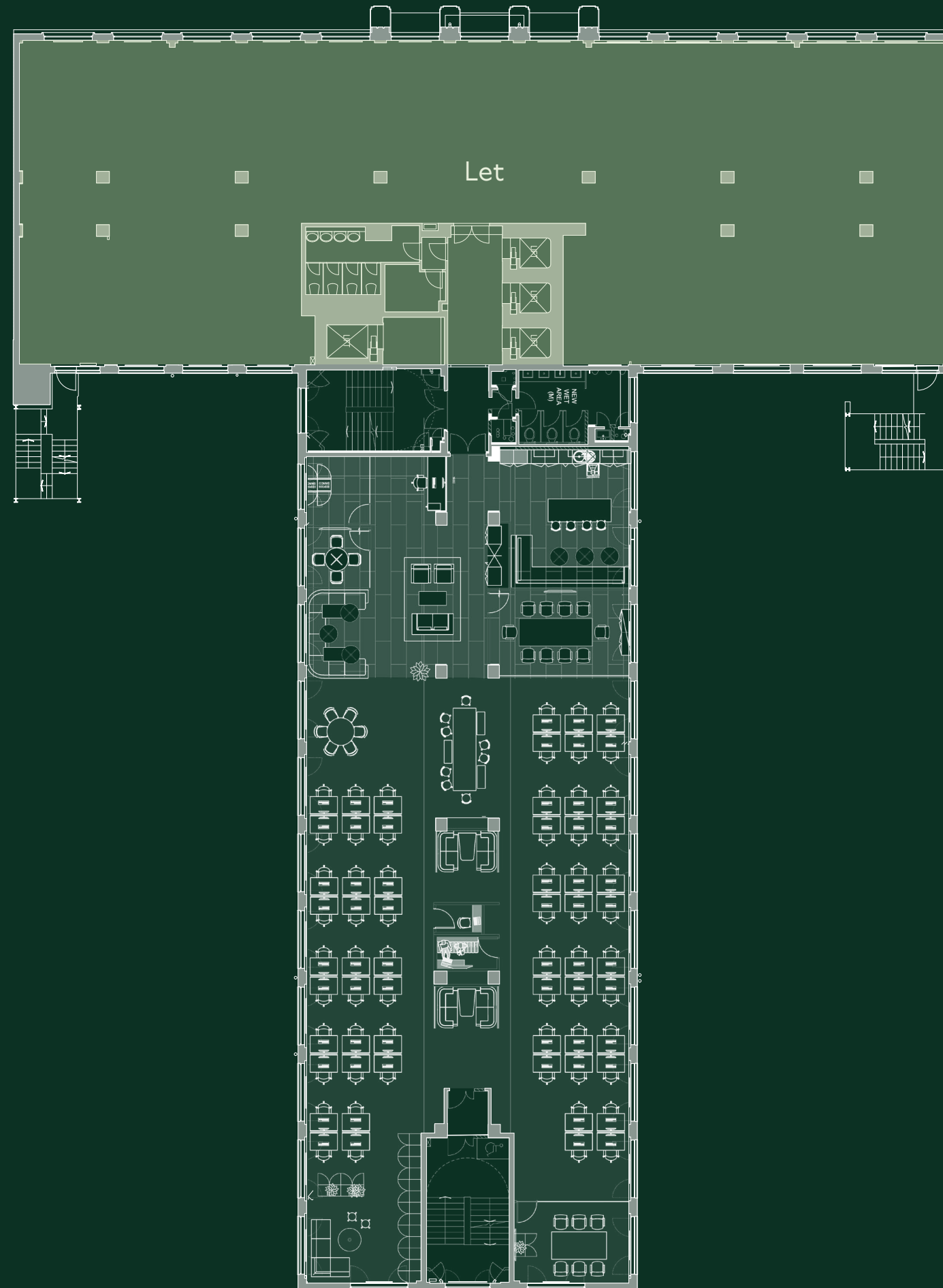
| FLOOR | SQ FT | SQ M |
|--------------|------------------|--------------|
| 8 | 5,007 | 465.2 |
| 4 | 5,236 | 486.4 |
| 2 | 5,213 LET | 484.3 |
| TOTAL | 10,243 | 951.6 |

8



4

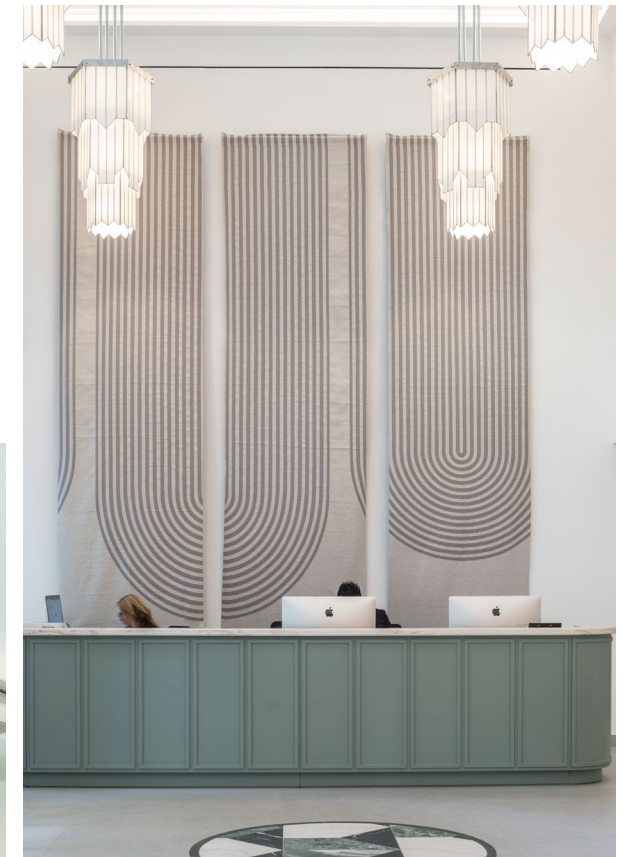




Part 4th Floor – Fully Fitted & Furnished

- Total Head Count: 62
- Work stations: 62
 - Hot desking: 20

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

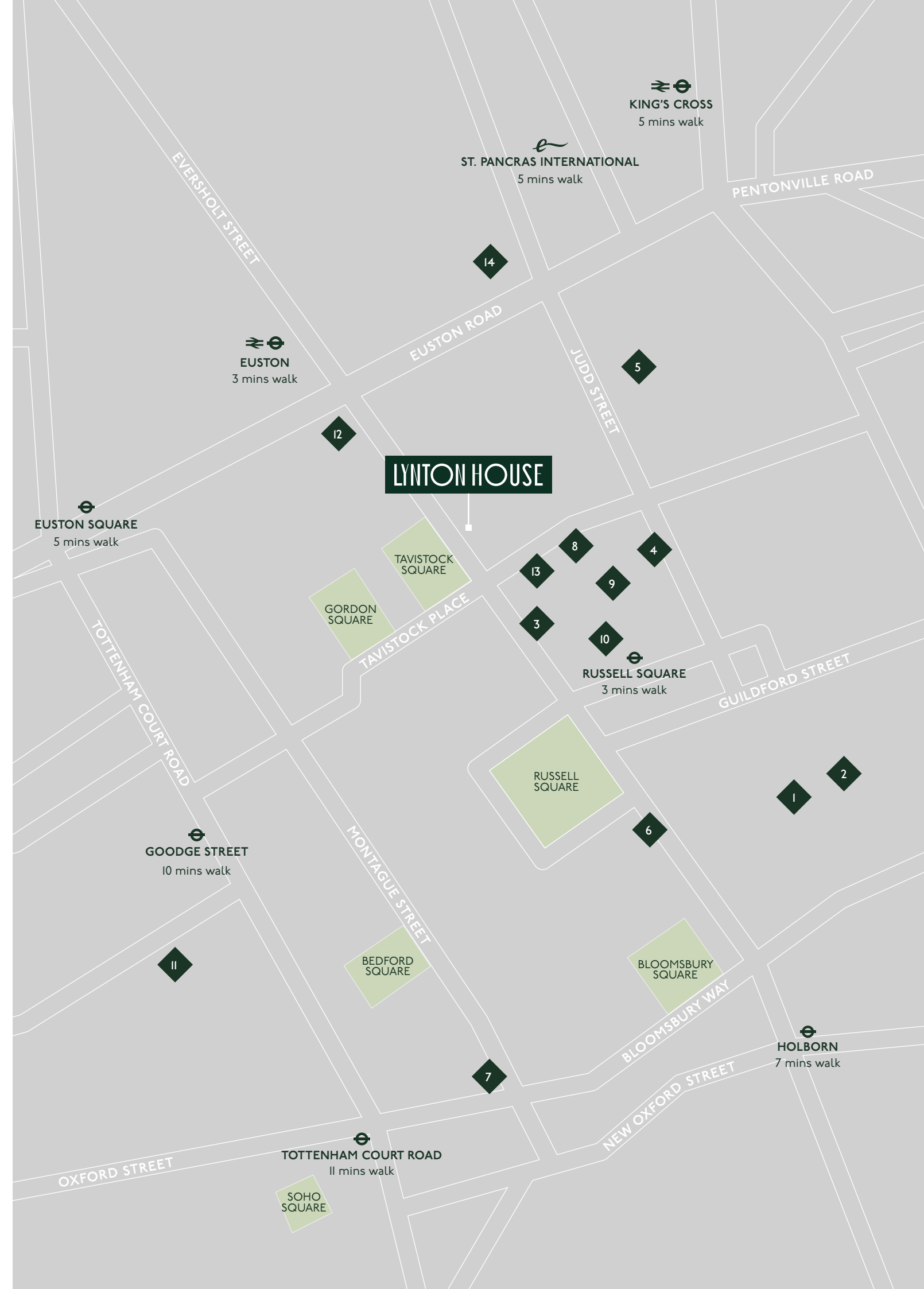


PROUDLY SITUATED IN AN AREA RENOWNED FOR INTELLECT, CULTURE AND ELEGANCE

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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