



## HAMILTON HOUSE

### OVERVIEW

Hamilton House offers 89 private offices which range in size as well as nine meeting rooms in a convenient location near Kings Cross station.

The meeting rooms can be booked on an ad hoc basis and are serviced by the on-site management team.

The office space is available by way of licence agreement which allows occupiers the ability to expand to a larger office at any stage of their agreement.

The fully furnished spaces have pre-installed high speed broadband - a truly 'Plug and Play' offering.



### AMENITIES

Meeting Rooms

Staffed Reception

High Speed Broadband

Fully Furnished Offices

24 Hour Access

Kitchens

Flexible Terms



## TERMS

Flexible by arrangement

## SUMMARY

Available Size	50 sq ft to 25,000 sq ft
Price	£199 per desk per month
Business Rates	Included in desk rate
VAT	Elected

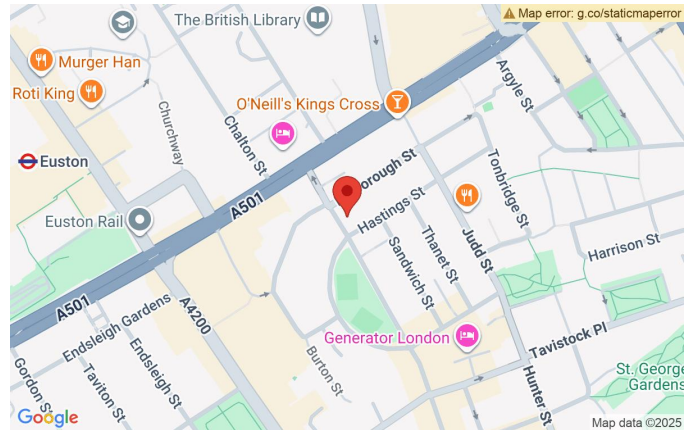
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### CATHERINE ALEXANDER

[catherine@bureauoffice.co.uk](mailto:catherine@bureauoffice.co.uk)

+44 (0)7811 111600



## LOCATION

Travel with ease in any direction from this impressively connected building. Hamilton House is ideally located for rail and underground travel from Kings Cross (Northern, Victoria, Piccadilly, Circle, Hammersmith and City and Metropolitan lines) as well as connections to the continent via St Pancras International.

There's a collection of green spaces nearby to enjoy on your lunch break, as well as popular destinations like The British Library.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other 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 of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.