



**Argyle House 29-31 Euston Road  
Kings Cross  
NW1 2SD**

## **BESPOKE MANAGED OFFICES**

*The flexible future of medium term office  
Space for business.*



## THE OFFICE

Located on the doorstep of the major transport and business hub of Kings Cross, this creative and unique office building provides a fabulous setting for any business. A range of facilities including smart meeting spaces, coworking areas and luxurious breakout spaces add to the relaxed and professional vibe of the building as a whole.

Offices here are accessible 24 hours a day and enjoy round the clock security, as well as air conditioning and lots of natural light throughout. Meeting spaces can be leased by the hour as required and the design of the building has a modern, industrial look that makes for a really quirky working environment.



## THE LOCATION

Kings Cross station is just a brief walk from this office building, and is one of London's major transportation hubs. The station provides access to the Victoria, Piccadilly, Hammersmith & City and Circle lines, as well as London overground services and a number of bus routes. This location is also within easy reach of various eateries and upmarket shops.

## NEAREST TUBE

Kings Cross St Pancras



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 50	£825	12/36 Months		

### Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

### Property Highlights

- Opposite King's Cross St Pancras Station
- Newly refurbished inc. Roof terrace
- 24/7 access, CCTV and Manned Reception
- Meeting rooms



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE\*



### VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



### BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



### AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



### FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



### FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

## THE MANAGED OFFICE SEARCH PROCESS

# CONTACT US

## LONDON OFFICE

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## LEEDS OFFICE

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