

# HAMILTON HOUSE

MABLEDON PLACE, LONDON, WC1H 9AZ



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## DESCRIPTION

The office space in King's Cross is located in a stately 1920s office building close to Bloomsbury in the north east of London's West End. The City of London's business area is nearby and in the surrounding area there are many office-based businesses such as solicitors, accountants and estate agents. The Grade II listed office building has bright and spacious offices and conference rooms. The West End, Soho and Covent Garden are nearby with theatres, restaurants, bars, clubs and shopping all within easy reach. A little further to the north is Camden Lock market with its unique mix of boutiques, stalls and shops. Strategically located for transport, the office space is five minutes from Kings Cross, Euston and St Pancras mainline stations as well as six Underground stations.

## LOCATION

By Road:

The Hamilton House Kings Cross centre is located 5 miles from junction 1 of the M1 motorway.

By Air:

London City Airport - 10 km (6 miles)

London Gatwick Airport - 45 km (28 miles)

London Heathrow Airport - 20 km (12 miles)

London Luton Airport - 56 km (35 miles)

London Stansted Airport - 55 km (34 miles)

By Public Transport:

The business centre is strategically located equidistant to both Euston and King's Cross/St. Pancras mainline and underground train stations

Mainline trains to various parts of the U.K are available from either of these stations, as well as underground trains for quick and easy access to various parts of London and its outskirts.

Trains from Euston Station: Victoria Line, Northern Line and Mainline services

Trains from King's Cross/St. Pancras Station: Victoria Line, Northern Line, Piccadilly Line, Circle Line, Metropolitan Line, Hammersmith and City Lines and Mainline services.

## SPECIFICATION/AMENITIES

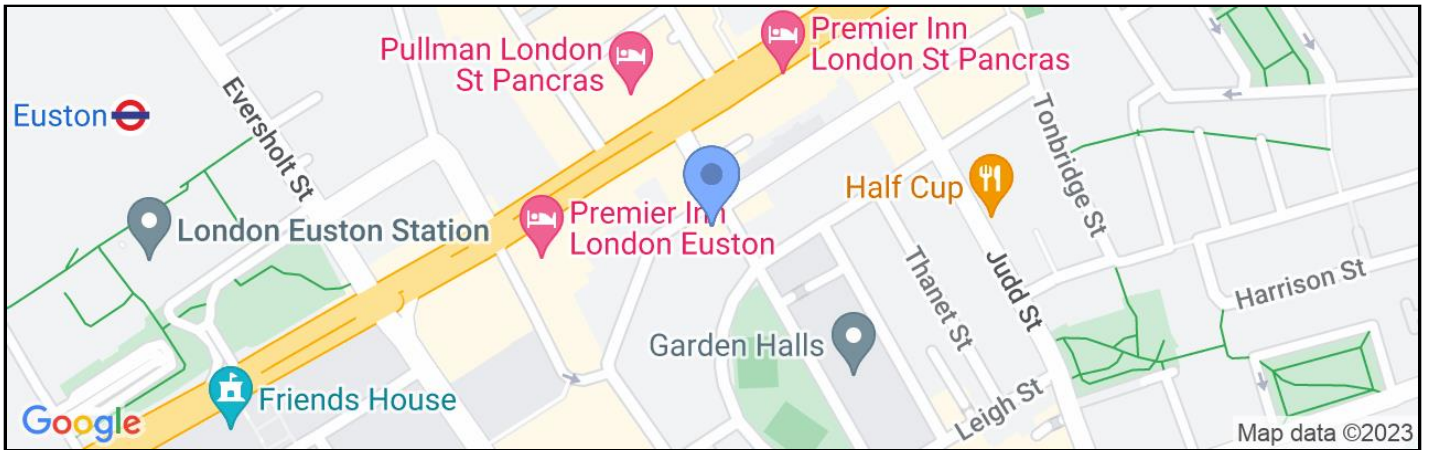
- Fully furnished with kitchen facilities
- Dedicated specialist support from our helpful centre teams
- Printers, scanners and photocopiers
- IT, Telecoms and Free secure WiFi
- Flexible term length
- 24hr access

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## TERMS

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2023

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

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