

# 47 MOUNT PLEASANT

LONDON, WC1X 0AE



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

These serviced offices have been recently refurbished to a high standard whilst still keeping the original features. The offices are light and airy and have a video intercom entry system for easy access even when working late. They come fully furnished although they can also be taken without furniture if you would prefer. The building has high speed internet already installed so moving in is very easy and can be done at short notice.

## LOCATION

These serviced offices are in a great location only a couple of minutes from Exmouth Market around 10 minutes to King Cross which has excellent transport links across the UK and mainland Europe.

## SPECIFICATION/AMENITIES

- Breakout space
- High speed broadband
- Air conditioned
- Light airy offices

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

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### 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. April 2024