

BRITANIA STREET

London WC1X 9JT

High Specification Lower Ground Floor Office in Kings Cross
Suitable for Class E

LGF 1,521 Sq Ft

RIB

ROBERT IRVING BURNS



DESCRIPTION

This fantastic lower ground floor office space offers a unique, contemporary working environment, incorporating an abundance of greenery and thoughtfully designed interior features.

The accommodation benefits from a fully fitted private kitchen, dedicated meeting room with integrated planting and specialist horticultural lighting, creating an attractive and welcoming workspace.

The premises feature fully raised floors, currently finished with timber-effect floor coverings, and are furnished with eight desks, with scope to accommodate additional workstations.

A particular highlight is the small private external terrace, complete with an attractive living green wall, further enhancing the distinctive character of the space.

Additional amenities include linear LED lighting, comfort cooling, male and female WCs, accessible WC facilities and cycle storage. The lower ground floor is also served by a passenger lift providing access to the remainder of the building.



AMENITIES

Fully fitted private kitchen

Dedicated meeting room

Raised floors

Eight desks, with capacity for additional workstations

Private external terrace

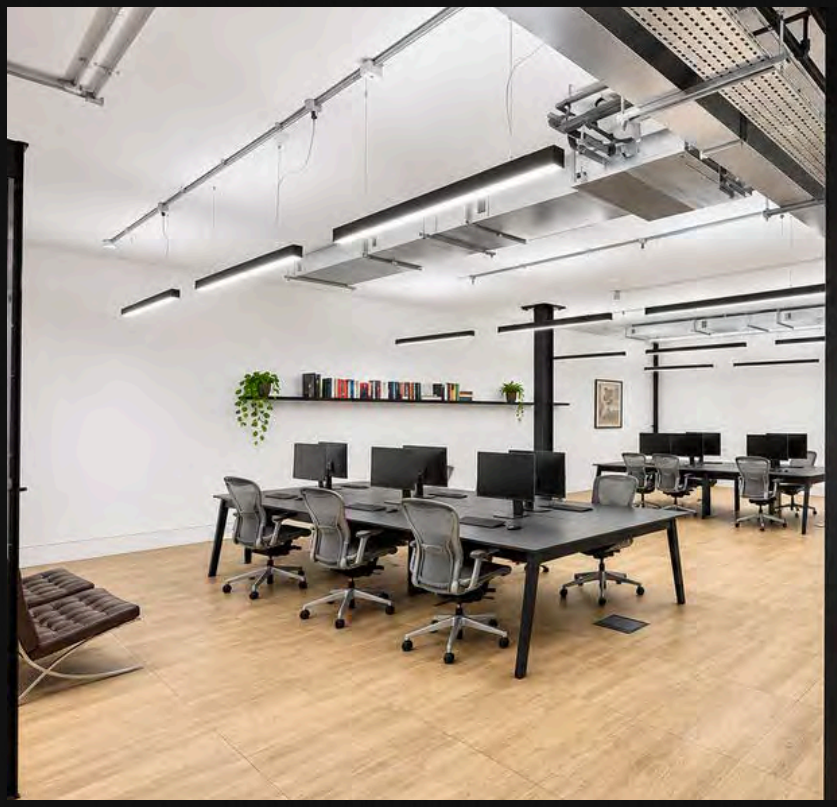
Living green wall

LED lighting

WCs

Passenger lift

Cycle storage









FINANCIALS

Floor	**LGF**
Size (sq.ft.)	1,521
Quoting Rent (p.a.) excl.	£76,050
Service Charge	£27,512
Estimated Rates Payable (p.a.)	£19,872
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	**£123,434**

LOCATION

Perfectley situated in the vibrant heart of King's Cross Zone 1, this property on Britannia Street WC1X 9JT offers a quiet and tucked away setting without sacrificing any central London connectivity. A short walk brings you to King's Cross St. Pancras Station, providing effortless access to six London Underground lines, national rail networks, and international Eurostar links. The immediate area is a renowned cultural and creative hub home to the prestigious Gagosian Gallery and sits moments away from the bustling canalside dining, shopping, and leisure hotspots of Coal Drops Yard and Granary Square. Blending urban convenience with a neighborhood feel, this exceptional location is ideal for anyone looking to experience the very best of central London living and working.


King's Cross St. Pancras Station


Granary Square


Coal Drops Yard


The Gagosian Gallery


The British Library

FURTHER INFORMATION

LEASE
A New Effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION
Upon completion of legal formalities.

LEGAL COSTS
Each party is to be responsible for their own legal costs.

EPC
TBC

VAT
This building is elected for VAT.

FLOOR PLANS
Scaled floor plans available uppon request.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

CONTACT US

Henry Bacon
07780 472 942
Henry@rib.co.uk

Jim Clarke
0788 945 6957
Jim@rib.co.uk

Matthew Mullan
07741 909 806
Matthewm@rib.co.uk

Thomas D'arcy
07909 259 004
Thomas@rib.co.uk

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