

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## REFURBISHED OFFICE / E CLASS UNIT TO LET



**160 A KINGS CROSS ROAD, LONDON WC1X 9DH**  
**520 SQ FT (48.5 SQ M)**

### LOCATION

The property is located on the north side of the busy Kings Cross Road, close to the junction with Pentonville Road. Kings Cross St Pancras Station is within a short walk and numerous bus routes run along Kings Cross Road itself.

This is an exciting area which has profited from the revitalisation of Kings Cross station with an exceptional assortment of restaurants, bars and clubs.

### DESCRIPTION

Comprises a self-contained mid-terrace unit arranged over ground floor, providing a clear open plan space to the front with kitchen point and W.C. / shower to the rear plus a small courtyard area.

Newly refurbished, ready for an incoming occupier's own fit out as required.

# 160 A KINGS CROSS ROAD

## AMENITIES

- Air conditioning
- Alarm
- Security Shutters (front and back)
- Wooden flooring throughout
- Newly redecorated throughout
- Central heating
- Strip lighting
- Perimeter trunking (electric & data)
- Built-in kitchen

## TERMS

Available by way of a new lease on terms by arrangement.

## RENT

£30,000 per annum, inclusive of service charge, buildings insurance. Electric / water separately metered.

## BUSINESS RATES

Approx. £10,498 payable for the year 2026/27 (The Rateable Value being £23,750)

## SERVICE CHARGE

Approx. £1,500 per annum.

## ENERGY PERFORMANCE

EPC Asset Rating = 29 (Band B).



## FURTHER DETAILS

For further details please contact:

Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail: [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

[www.fieldandsons.biz](http://www.fieldandsons.biz)



### Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.