

# THE MEWS

1a Birkenhead Street, London WC1H 8BA

FREEHOLD BUILDING FOR SALE



## THE OPPORTUNITY

# A discreet courtyard building that stands apart in the vibrant King's Cross district

- Beautiful freehold office building
- Interesting contemporary style within a period envelope
- Being sold with vacant possession
- 4,979 sq ft NIA | 5,942 sq ft GIA
- 2,887 sq ft secure courtyard
- 1 minute from King's Cross Station
- Lovely kitchen / breakout area with courtyard views
- All windows overlooking courtyard
- Offers in excess of £5,000,000, subject to contract





THE LOCATION



Chancery Lane

Brunswick Square

Russell Square

Bedford Square

Euston

THE  
MEWS

King's Cross

St Pancras



## LOCAL AREA

# A VIBRANT LIFESTYLE DESTINATION



1. Granary Square Canalside steps
2. The Lighterman
3. Dishoom
4. St Pancras Hotel Autograph Collection
5. Coal Drops Yard



The local area offers an unrivalled and diverse amenity offer. A thriving food and beverage scene featuring bustling street food to world-famous Michelin-starred restaurants.

The canalside Granary Square and Coal Drops Yard are just a short walk away.



LOCATION & CONNECTIVITY

King’s Cross is arguably London’s best connected commercial destination.

The Mews is 1 minute from King’s Cross Station which benefits from access to London Underground’s Northern, Piccadilly, Victoria, Hammersmith & City, Metropolitan and Circle Lines as well as main line and international rail services.

KEY TRAVEL TIMES

Journey times in minutes. Source: TfL.



THE MEWS



KING'S CROSS IN NUMBERS





# A DISCREET COURTYARD SETTING



## THE BUILDING

The Mews is a modern office building converted from a Victorian era stables block in a secure courtyard environment.

Despite the contemporary feel, The Mews manages to retain period features that provide a warm and inviting working environment.

The accommodation is arranged over ground and 1st floors and is currently occupied as two self contained properties – each with their own entrances, kitchens and WC facilities.

All areas of The Mews overlook the 2,877 sq ft courtyard garden and have good levels of natural light.

## THE MEWS



1. Ground floor reception
2. First floor office
3. First floor office
4. First floor breakout space









BUILDING  
SPECIFICATION

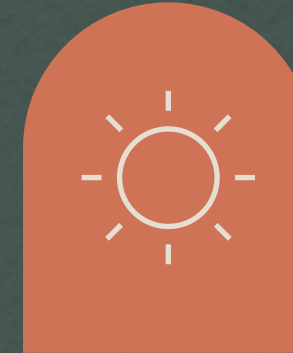
# ALL IN THE DETAIL



1. Ground floor meeting room
2. Ground floor breakout space
3. Ground floor boardroom



Secure  
courtyard



Superb  
natural light



Modern  
kitchen



2 further  
tea points



5 meeting  
rooms



Breakout  
areas



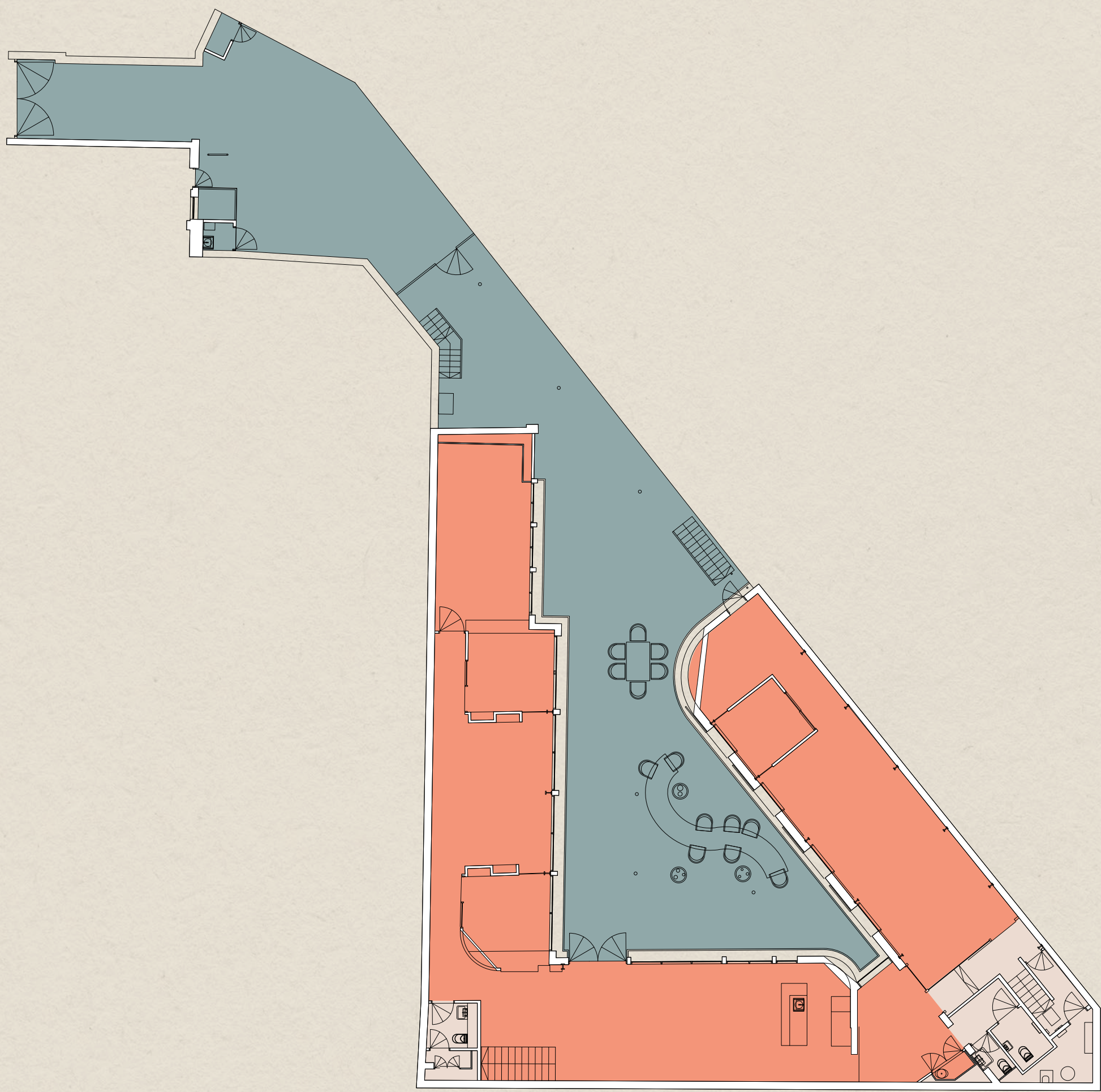
ACCOMMODATION  
& FLOOR PLANS

NIA		
FLOOR	SQ. FT.	SQ. M.
First	2,460	229
Ground	2,519	234
Total NIA	4,979	463

GIA		
FLOOR	SQ. FT.	SQ. M.
First	2,983	277
Ground	2,959	274
Total GIA	5,942	551

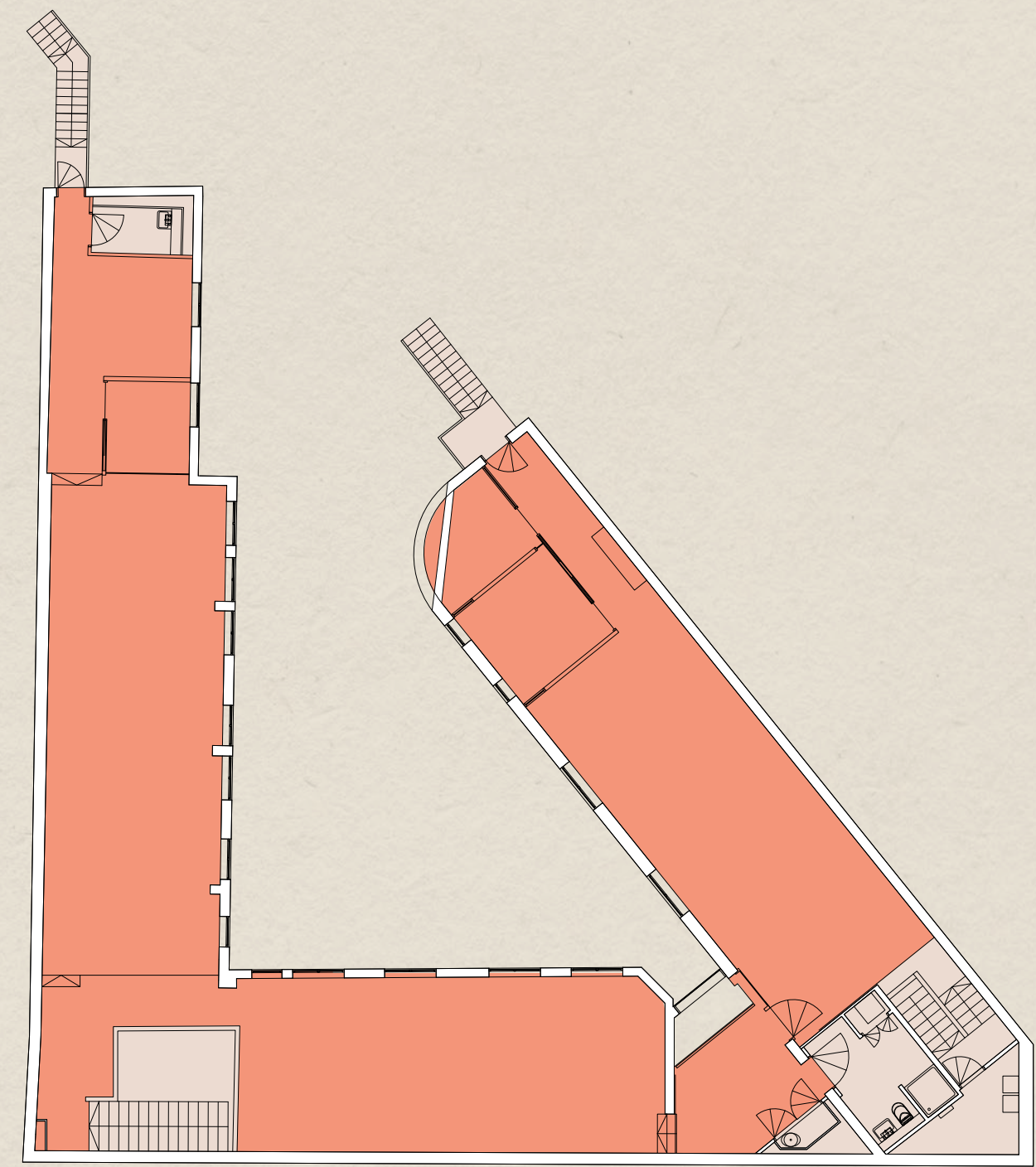
GEA		
FLOOR	SQ. FT.	SQ. M.
Courtyard	2,885	268

Ground Floor NIA  
2,519 sq ft / 234 sq m



Office Courtyard Core

First Floor NIA  
2,460 sq ft / 229 sq m



Floor plans not to scale. For indicative purposes only.



## FURTHER INFORMATION

### Tenure + Tenancies

The Mews has the freehold title number NGL 697835.

A disposal with vacant possession is envisaged.

The Mews is currently let on a tenancy that will be surrendered on 19 December 2025.

Two sub leases expiring on 18 December 2026 will remain, each having a mutual option to terminate on 3 months prior written notice from 28 February 2026. Rent of £145,000 PA, inclusive of service charge. Details of sub leases available upon request.



Not to scale and for ID purposes only. Plan based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.

### THE MEWS

### EPC

The Mews has 2 EPC's with ratings within minimum legal requirements. Details available upon request.

### Planning

The Mews, is currently occupied as offices and has Class E use.

The Mews is not listed but is within the King's Cross St Pancras Conservation Area.

### Alternative Uses

This property would suit conversion to residential, leisure or educational uses, subject to planning.

### Dedicated Property Website

Further information, photos and a video can be found at the link below:

### VAT

The property is not elected for VAT.

### Anti Money Laundering Regulations

We are obliged to conduct customer due diligence under the Anti Money Laundering Regulations 2017 and will advise which checks are required once heads of terms are agreed.

### Proposal

Offers in excess of £5,000,000 are invited for the share capital of the Liechtenstein SPV that holds this property, thereby allowing a considerable saving in SDLT.

Alternatively, the freehold interest can be purchased.

### 1 Birkenhead Street, London WC1H 8BA

Ashurst Real Estate are also selling 1 Birkenhead Street, a single let, income producing investment.

Details can be found here:

### Viewings

For further information or to arrange a viewing please contact:

## ASHURST REAL ESTATE

### David Shapiro

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