

# KINGS CROSS ROAD

TO LET

CHARACTERFUL, SELF CONTAINED PREMISES IN THE HEART OF KINGS CROSS

SUITABLE FOR CLASS E USE  
(OFFICE, RETAIL, MEDICAL ETC.)  
ALTERNATIVE USES WILL BE CONSIDERED

RIB

ROBERT IRVING BURNS

rib.co.uk

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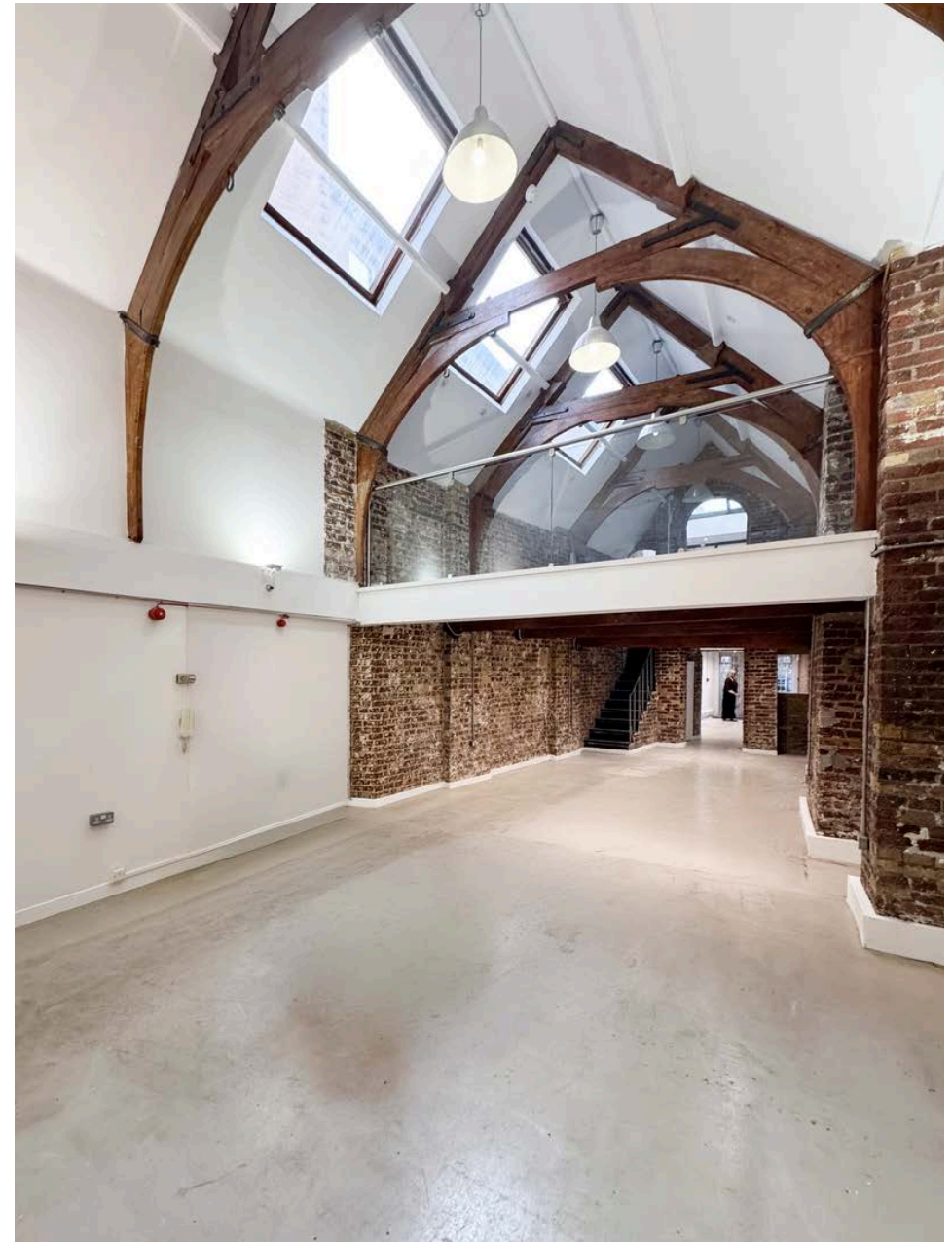
| Email: info@rib.co.uk

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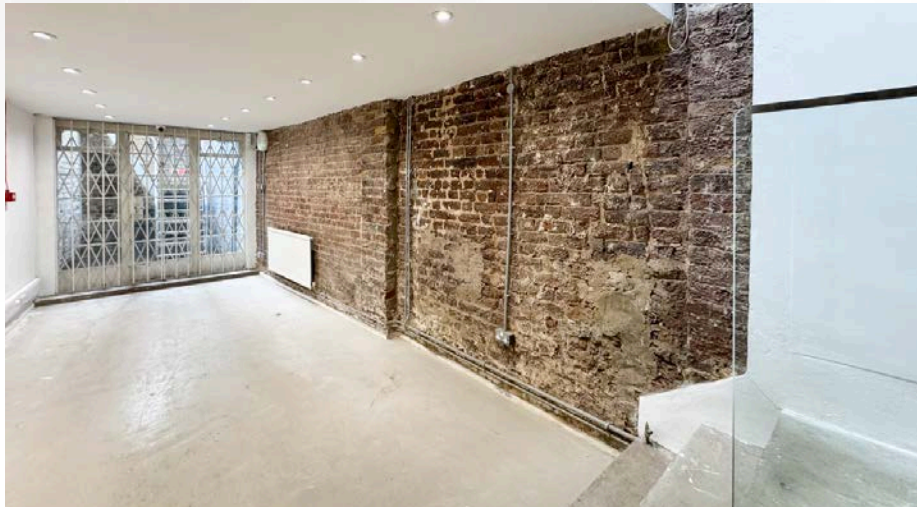
# DESCRIPTION

Situated at the rear of this King's Cross development, the premises—currently used as a fashion warehouse and formerly understood to have been a chapel—offer a rare opportunity to occupy a truly unique self-contained building. Rich in character, the space features exposed brickwork, timber eaves and an abundance of natural charm throughout.

The accommodation benefits from a polished concrete floor, vaulted ceiling, kitchenette, central heating and fibre connectivity, providing an attractive blend of original features and modern specification.









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# FINANCIALS

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p.a.)
Ground & First Floor	1,373	£77,500	£13,500	TBC	£91,000

# SPECIFICATIONS

- EXPOSED BRICKWORK
  - TIMBER EAVES
  - POLISHED CONCRETE FLOOR
  - VAULTED CEILING
  - KITCHENETTE
  - CENTRAL HEATING
  - FIBRE CONNECTIVITY
  - SELF-CONTAINED BUILDING
  - ABUNDANCE OF NATURAL LIGHT
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## 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

Available on request.

## VAT

TBC

## FLOOR PLANS

Available upon 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. April 2026

## CONTACT US

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**R I B**

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