

# 16A NORTHDOWN STREET

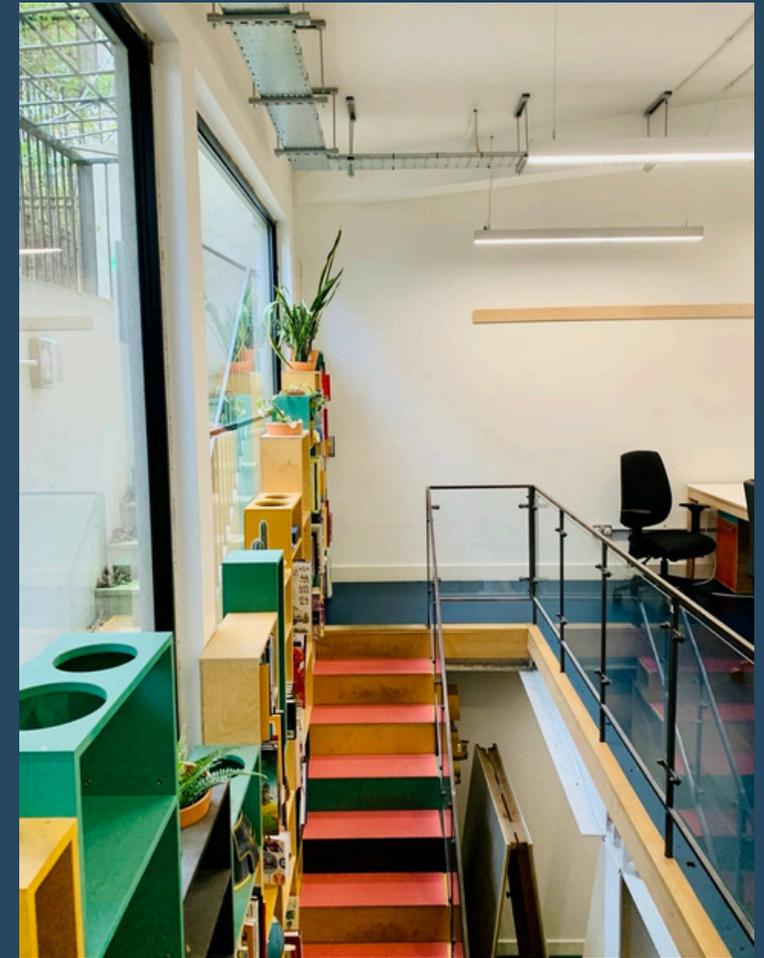
KING'S CROSS, N1

SELF-CONTAINED LONG LEASEHOLD  
OPPORTUNITY

2,561 SQ FT OVER G & LG FLOORS

# SPECIFICATION

- Self-contained building with private street entrance
- Ground & lower ground floors totalling 2,561 sq ft NIA
- Excellent natural light via front, rear & central lightwells
- Air conditioning installed throughout
- Dedicated cycle storage and shower facilities
- Kitchenettes on both floors
- Flexible layout suitable for a range of occupiers



The existing fit-out provides immediate occupational capability, whilst also offering scope for an incoming purchaser or tenant to adapt the space to suit their own brand and requirements.

# STEP INTO A VIBRANT SPACE DESIGNED FOR PRODUCTIVITY



# TENURE & PRICING



The property is offered for sale on a long leasehold basis with approximately 241 years remaining

Guide price of £2,903,460, reflecting a value of approximately £930 per sq ft

Alternatively, the property is available to let at £137,520 per annum, reflecting a blended rent of approximately £55 per sq ft

Vacant possession is available with minimal notice

# AN UNMATCHED LOCATION, ON YOUR DOORSTEP

**100+**

Shops, Bars and Restaurants

**06**

Tube Line Links

**06**

Acre Mixed-Use Scheme

**26**

Acres of Open Space

**10**

New Public Parks & Squares

**03**

Mainline Stations Nearby



## KEY TRAVEL TIMES

King's Cross \_\_\_\_\_ <01 MIN

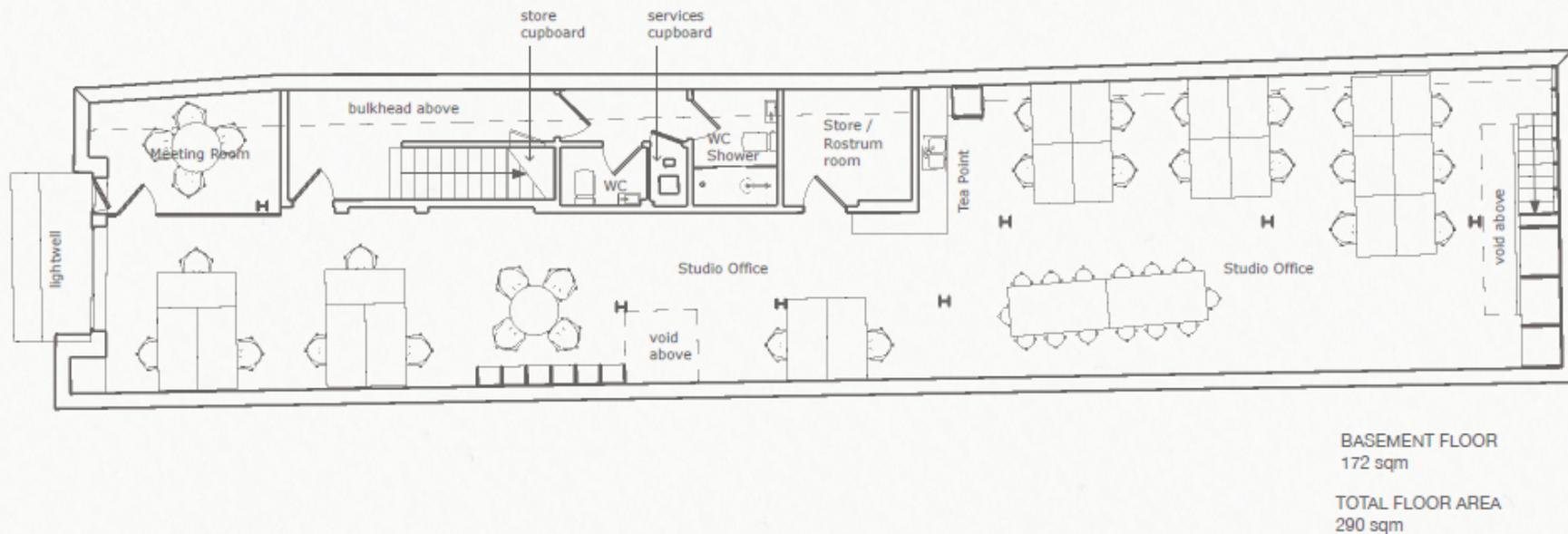
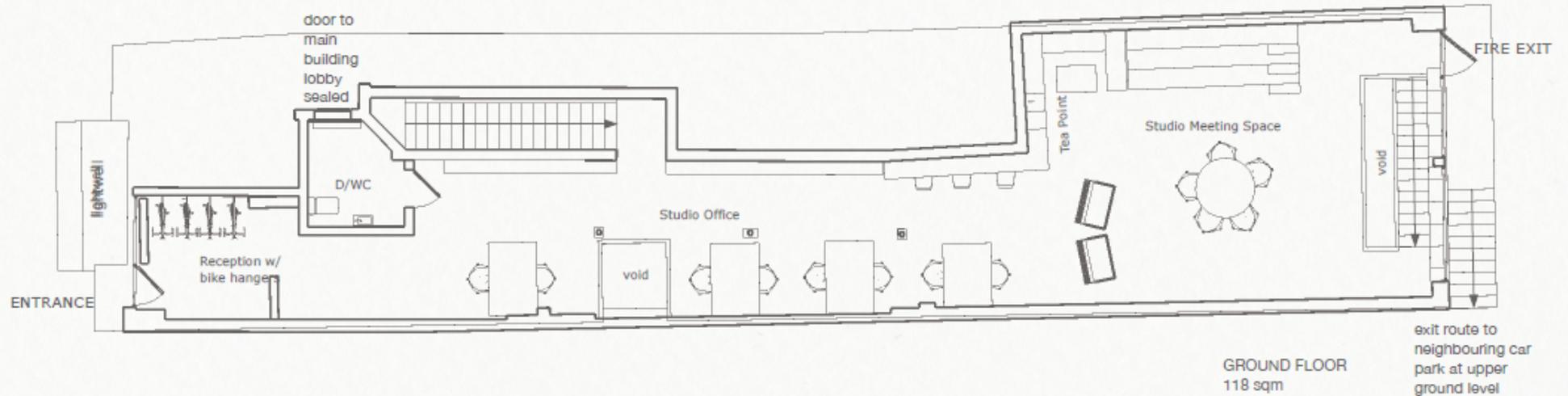
St Pancras International \_\_\_\_\_ 03 MINS

Euston \_\_\_\_\_ 11 MINS

Farringdon (Via King's Cross) \_\_\_\_\_ 03 MINS

Oxford Circus (Via King's Cross) \_\_\_\_\_ 05 MINS

# FLOORPLAN



# GET IN TOUCH

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