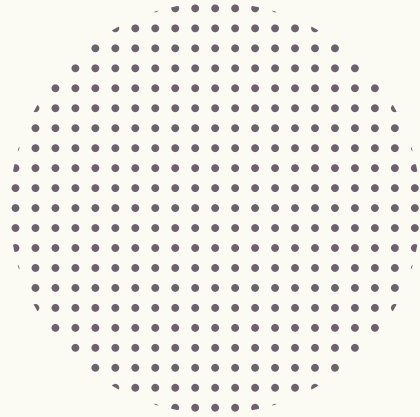


IN PARTNERSHIP WITH CAMDEN COUNCIL



Camden

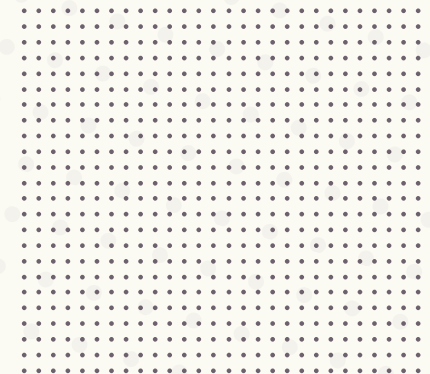


UNIT 1 9B & UNIT 2 9C YORK WAY

UNIT 1 9B & UNIT 2 9C

YORK WAY

LONDON N7 9GY



RIB

ROBERT IRVING BURNS

TO LET SELF-CONTAINED PREMISES

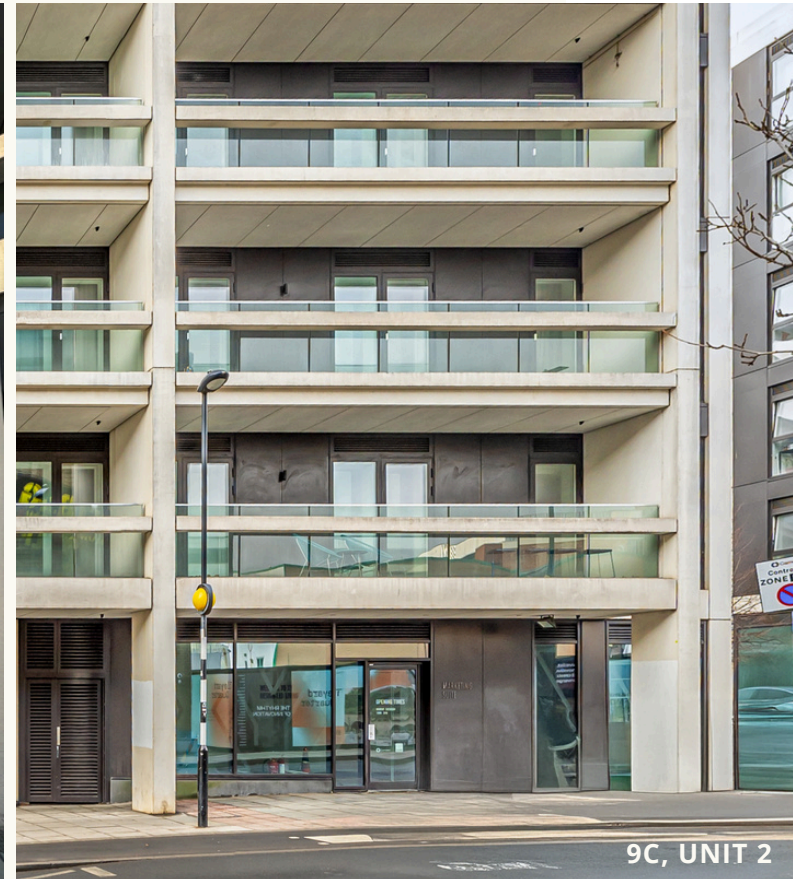
SUITABLE FOR BUSINESS CLASS E
(OFFICES, RETAIL, MEDICAL ETC.)
(RESTAURANT USE WILL NOT BE PERMITTED)

TWO UNITS
1,588 & 1,681 SQ. FT.

UNIT 1 9B & UNIT 2 9C



9B, UNIT 1



9C, UNIT 2

DESCRIPTION

9B, UNIT 1

Unit 1 provides a shell and core condition, self-contained commercial space arranged over ground floor level. The space is ready for an incoming occupier to undertake their own bespoke fit-out.

The accommodation benefits from excellent floor-to-ceiling height, full-height glazed frontage providing strong natural light front and rear with high visibility onto the street. A prominent central structural column offers layout flexibility while allowing for an efficient and open-plan configuration.

Key features include:

- Concrete floor slab
- Floor-to-ceiling glazing with double-door entrance
- Good loading potential from the street
- Capped services

Flexible Class E planning use, suitable for a wide range of occupiers including retail, showroom, wellness, or creative studio uses.

The unit's blank canvas specification and prime street presence make it particularly well-suited to occupiers seeking a highly adaptable space with strong branding opportunities in a central location.

Please note restaurant uses will not be permitted.



DESCRIPTION

9C, UNIT 2

The premises is a bright and well-configured commercial space, most recently arranged as a professional services space.

The unit is arranged over the ground floor and presents in a part-fitted condition, with the option for an incoming occupier to strip back to shell and create a bespoke layout tailored to their operational requirements.

The accommodation benefits from: Extensive glazed frontage providing excellent visibility and strong natural light throughout. Open-plan floor plate allowing for flexible layout options and multiple fit-out configurations. Existing services and kitchen infrastructure in place, which can be retained or removed depending on the incoming occupier's needs

Contemporary finishes, including recessed lighting, timber-effect flooring, and fitted storage units. Direct street-level access, ideal for customer-facing uses



LOCATION

Located on York Way, just a 10 minute walk from Granary Square and Kings Cross station, the area is fast becoming an exciting new destination.

With Rolling Stock Yard directly opposite, Tileyard Studios over the road, and a raft of other exciting new occupiers in close proximity, this is a fantastic time to create your own identity within the new flagship XY Air development: 273 new private and affordable flats built by Camden as part of our Community Investment Programme.

UNIT 1 9B & UNIT 2 9C

CAFES

- 1 GREEN & FLAVOUR
- 2 COSTA
- 3 STARBUCKS
- 4 PROVISIONS
- 5 BUMBLEBEE

RESTAURANTS

- 6 TWO TRIBES BREWERY & CAMPFIRE TAPROOM
- 7 SUNDAY
- 8 BRGR LDN
- 9 LINA STORES
- 10 OTTOLENGHI
- 11 THE TAMIL PRINCE

BARs & PUBS

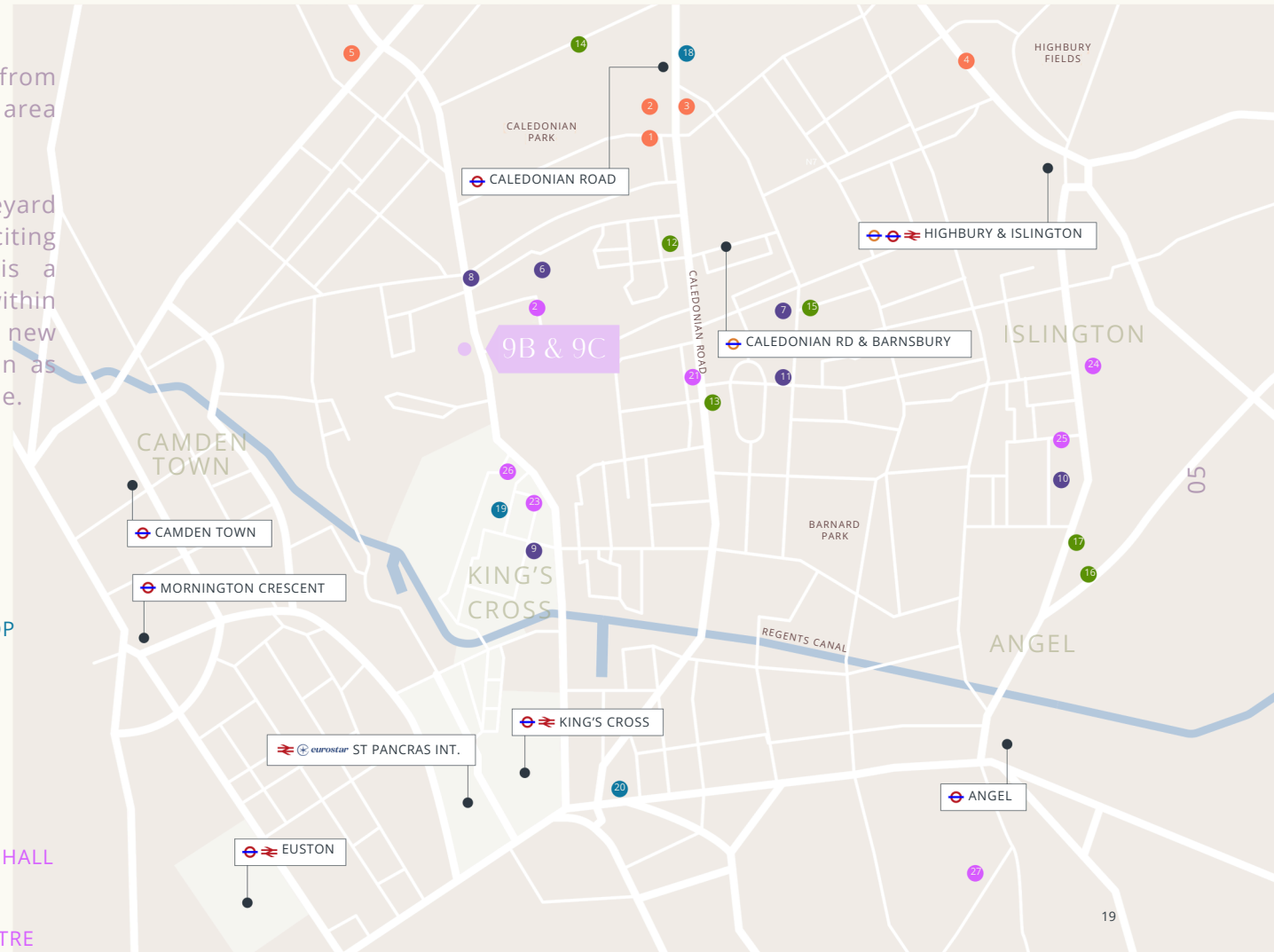
- 12 DOYLE'S TAVERN
- 13 MELTDOWN LONDON
- 14 THE DEPOT

SHOPPING

- 18 SAINSBURY'S
- 19 COAL DROPS YARD
- 20 HOUSMANS BOOKSHOP

CULTURE & EVENTS

- 21 THE CALLY FESTIVAL
- 22 TILEYARD STUDIOS
- 23 EVERYMAN
- 24 ISLINGTON ASSEMBLY HALL
- 25 ALMEIDA THEATRE
- 26 LIGHTROOM
- 27 SADLER'S WELLS THEATRE





9C



9C



9B

FINANCIALS

UNIT	9B, UNIT 1	9C, UNIT 2
TOTAL (SQ.FT.)	1,588	1,681
QUOTING RENT (P.A.)	£51,500	£46,250
ESTIMATED RATES PAYABLE (P.A.)	£9,953	£10,114
SERVICE CHARGE	TBC	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£63,311	£56,364

