

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

| 19 Margaret Street, London W1W 8RR

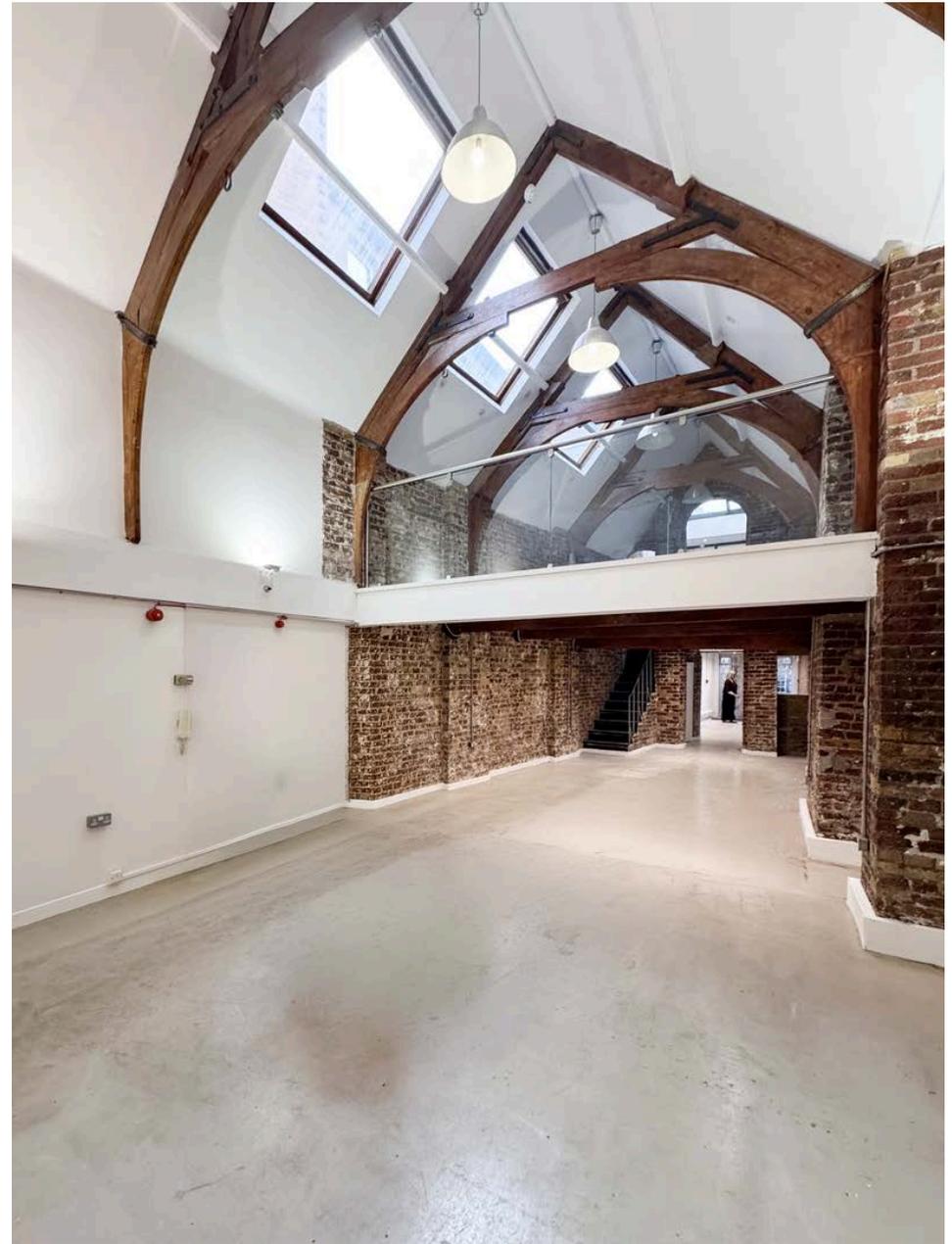
Tel: 020 7637 0821

| Email: info@rib.co.uk

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.





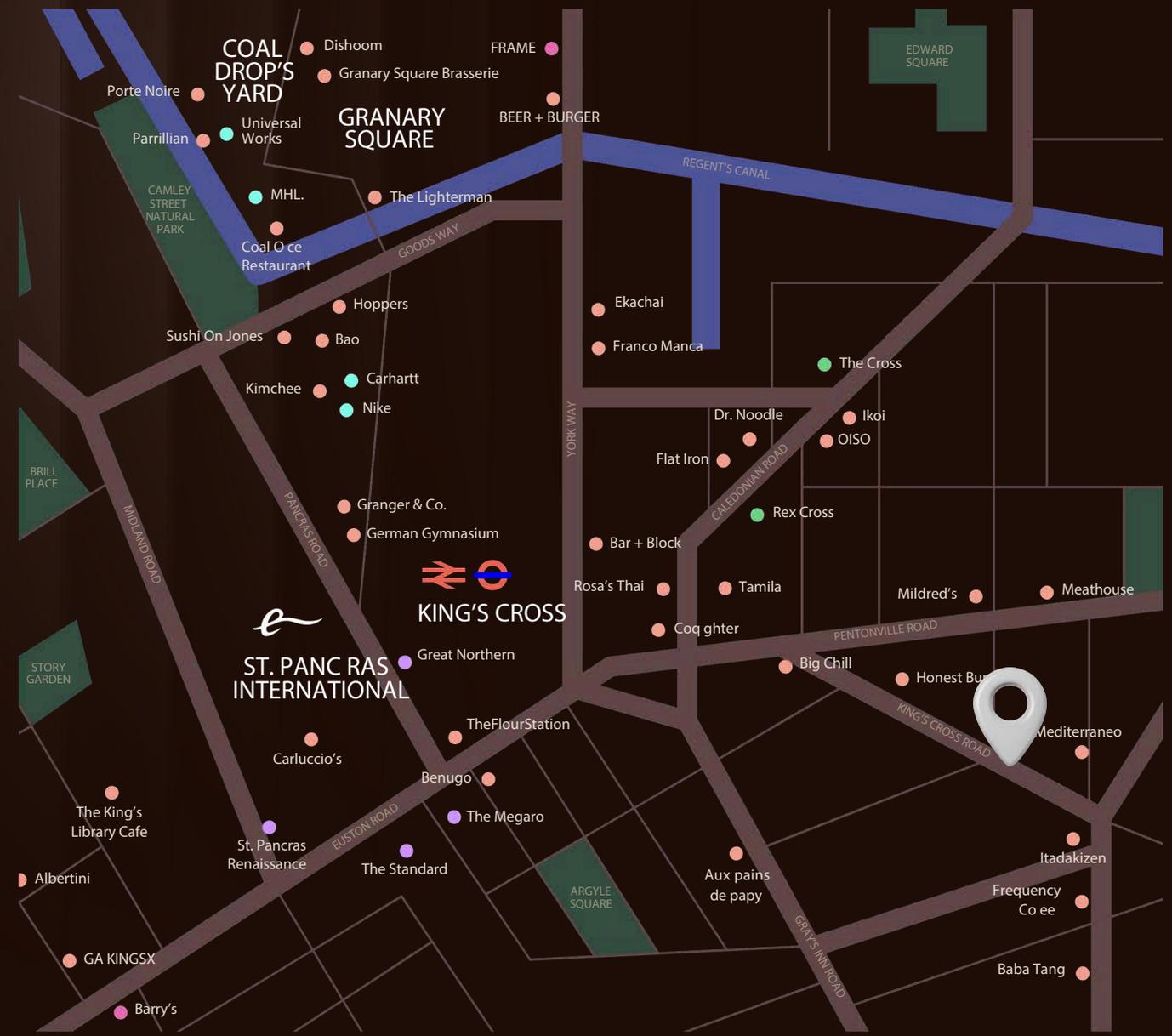


LOCATION

Situated on King's Cross Road, the property benefits from a prime position just moments from King's Cross and St Pancras stations, offering exceptional connectivity across London and beyond.

The area is well-served by local amenities, cafés, and vibrant neighbourhood spots, making it an ideal base for a range of occupiers.

- Retail
- Restaurant/Cafe
- Gyms
- Hotels
- Bar



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	£7,992	TBC	£85,492

SPECIFICATIONS

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

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.

CONTACT US

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R I B

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