

8 ST CHAD'S PLACE

LONDON WC1X 9HH

RIB
ROBERT IRVING BURNS

DOWD & CO
Chartered Surveyors
& Property Consultants

EXPLORE THIS PROPERTY

Self-Contained Commercial
& Industrial Premises

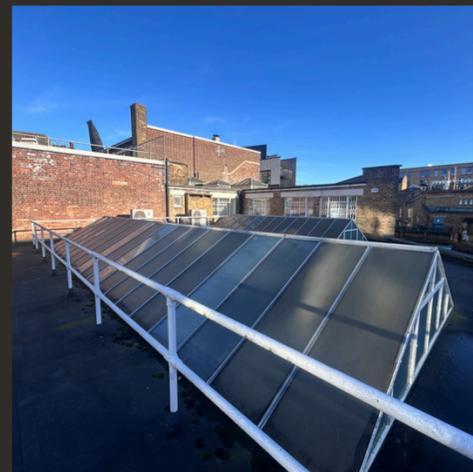
TOTAL

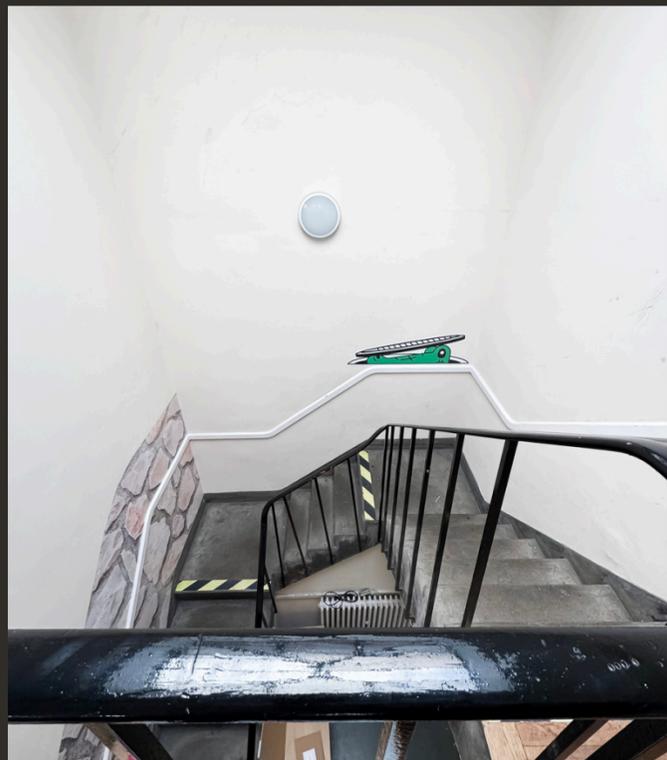
3,937 sq.ft. | 365.7 sq.m

The opportunity comprises a self-contained light industrial/office building, formerly functioning as a Gagosian Art Gallery storage, offering characterful and highly versatile accommodation arranged over Lower Ground to First Floor. The property benefits from two independent entrances and occupies a prime position in the heart of King's Cross.

At Ground Floor level, the space benefits from concrete flooring, excellent ceiling height and multiple glazed atriums that flood the floor with natural light. A passenger lift connects the Lower Ground and Ground Floors, and the level is further served by two WC facilities.

The First Floor offers well-presented office accommodation with timber parquet flooring, accessed via an internal staircase, providing a warm and characterful working environment that complements the building's industrial style.



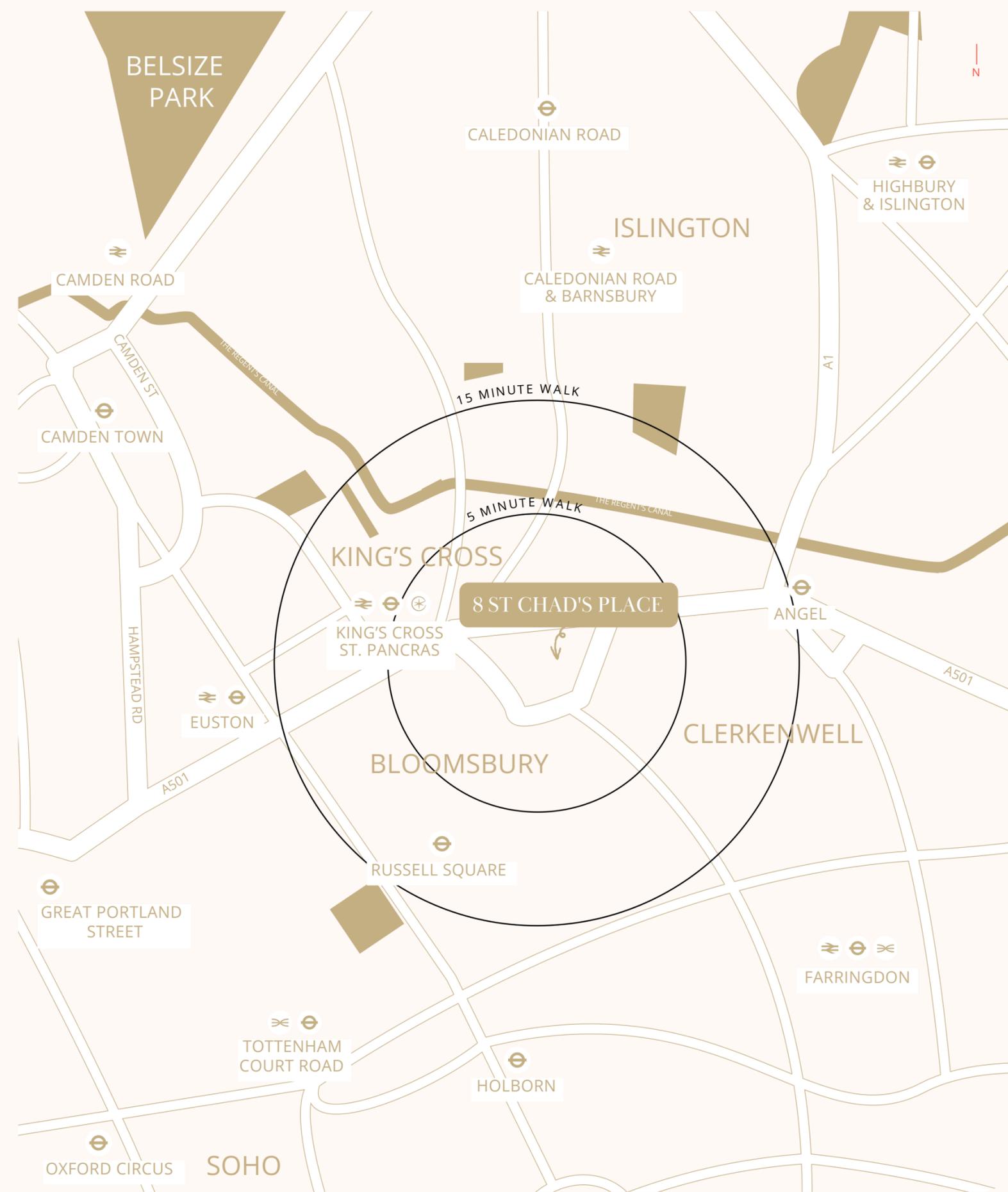


LOCATION

The property is just a 5 minute walk to King's Cross St. Pancras Station which links six London Underground Lines and places all of London on your doorstep.

The two combined train stations are also served by the London Overground, Thameslink, Great Northern, Southeastern, East Midlands and Grand Central Railways allowing change-free journeys to major UK cities including St Albans, Brighton, Sheffield and Leeds.

The Eurostar provides direct high-speed trains to France, Belgium & Holland.



FINANCIAL

	LOWER GROUND FLOOR	GROUND FLOOR	FIRST FLOOR	Total
Size (sq.ft.)	378	2,829	730	3,937
Quoting Rent (p.a.) excl.				£157,480
Service Charge				TBC
Estimated Rates Payable (p.a.)				£31,440
Estimated Occupancy Cost excl. (p.a.)				£188,920

AMENITIES

BUILDING

- Self-contained light industrial / office building
- Accommodation over Lower Ground to First Floor
- Two independent entrances
- Prime King's Cross location
- Goods lift connecting Lower Ground and Ground Floors
- Internal staircase to First Floor

LOWER GROUND FLOOR

- Generous ceiling heights
- Large volume space
- London Underground heritage features
- Authentic industrial aesthetic
- Suitable for creative / showroom / studio use

GROUND FLOOR

- Concrete flooring
- Excellent ceiling height
- Multiple glazed atriums
- Strong natural light
- Two WC facilities

FIRST FLOOR

- Well-presented office accommodation
- Timber parquet flooring
- Characterful working environment

LEASE

Subject to surrender of existing 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

65 C

FLOOR PLANS

Available on request.

VAT

TBC

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.

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