



**A BRAND NEW SHOP/CONVENIENCE STORE, PART OF THE ST PANCRAS CAMPUS BETWEEN KINGS CROSS & CAMDEN. 1,300 SQ FT WITH WINDOW FRONTAGES ON 3 SIDES**

## Unit 2

St. Pancras Campus, 102 Royal College Street, NW1 0TH

Retail

**TO LET**

**1,312 sq ft**  
(121.89 sq m)

- NEW LEVELLED FLOORS
- 3 FRONTAGES & TWO DOORS
- BELOW 2 NEW RESIDENTIAL BLOCKS
- ADJOINING 300,000 SQ FT BRAND NEW OFFICE
- 2 MINUTES WALK TO CAMDEN ROAD STATION
- 7 MINUTES TO KINGS CROSS
- WHITE BOX WITH RAISED FLOOR & LIGHTING

# Unit 2, St. Pancras Campus, 102 Royal College Street, London, NW1 0TH

## Description

A Ground floor unit of 1,300 sq ft with 3 window frontages and 2 doors providing access from Georgiana Street or from the pocket park garden between the unit and main offices of the St Pancras Campus. The building is part of a new development with high ceilings and good access. A new raised floor has been installed along with new lighting allowing the occupier the choice of how the unit is fitted out. The unit sits below three new luxury blocks of flats in an area where there is a shortage of convenience shops. There is off street loading.

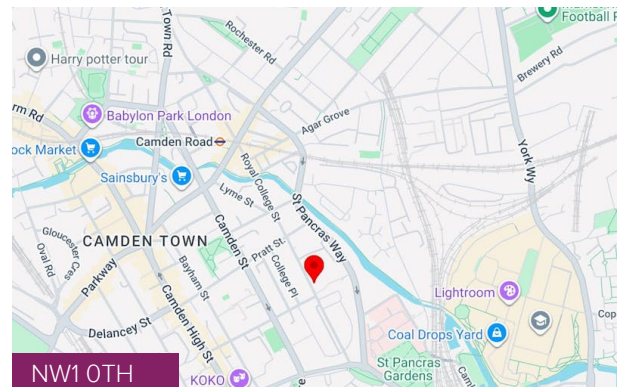
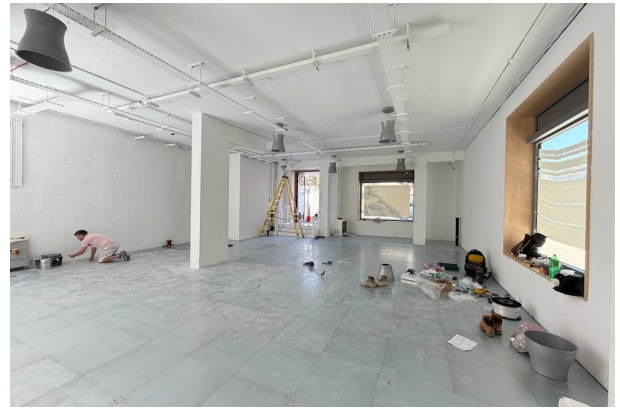
## Location

A ground floor retail or convenience store being part of The St Pancras Campus, a 300,000 sq ft mixed use Campus of Offices, Residential, Retail, Museum and workshops located on an Island Site between Royal College Street, Georgiana Street & St Pancras Way just moments from Camden Town and a 5 minute walk to Kings Cross. The Constitution Pub is diagonally opposite. The Museum of Youth Culture is opening shortly and another unit has been let to a ceramic & glass studio.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,313	121.98	Available
<b>Total</b>	<b>1,313</b>	<b>121.98</b>	



## Summary

<b>Available Size</b>	1,312 sq ft
<b>Rent</b>	£55,000 per annum
<b>Business Rates</b>	This is a new building. Rates are being assessed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. The tenant will pay the Landlords Legal & Agents Fees if they withdraw of £4,750 plus VAT. They will be deemed to have withdrawn if there is no meaningful contact from their lawyers for 7 working days.
<b>Estate Charge</b>	£1 per sq ft
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information

### Neil Sint

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**Bruce.**  
Commercial Estate Agents

