

1 BIRKENHEAD STREET

London WC1H 8BA

ATTRACTIVE FREEHOLD INVESTMENT OPPORTUNITY

THE OPPORTUNITY

A single-let property in King's Cross offering a hands' off investment opportunity

- Attractive town house style building
- 1,443 sq. ft. NIA | 2,202 sq. ft. GIA
- Back to bare brick refurbishment in 2022
- Single let to a serviced consulting room provider
- £100,000 PA income
- 1 minute from King's Cross Station
- No VAT on purchase price
- Lease expiry in September 2037
- Tenant break clause in September 2032
- Offers in the region of £1,500,000 subject to contract



THE LOCATION



Chancery Lane

Brunswick Square

Russell Square

Bedford Square

Euston

1
BIRKENHEAD
STREET

King's Cross

St Pancras

LOCAL AREA

A BUSTLING
HUB OF
ACTIVITY



This vibrant area is a true lifestyle destination, home to a diverse and celebrated food scene. Discover everything from lively street food markets to world-famous Michelin-starred dining.

All of this is just a short stroll from the vibrant canalside of Granary Square and Coal Drops Yard.



- 1. St Pancras Hotel Autograph Collection
- 2. Coal Drops Yard
- 3. Dishoom
- 4. Granary Square Canalside steps
- 5. The Lighterman

LOCATION & CONNECTIVITY

King's Cross is arguably London's best connected commercial destination.

1 Birkenhead Street is 1 minute from King's Cross Station which benefits from access to London Underground's Northern, Piccadilly, Victoria, Hammersmith & City, Metropolitan and Circle Lines as well as main line and international rail services.

KEY TRAVEL TIMES

Journey times in minutes. Source: TfL.

01
mins walk


King's Cross

03
mins walk


St Pancras International

11
mins walk


London Euston

15
mins


Paddington
(Via King's Cross)

20
mins


Waterloo
(Via King's Cross)

50
mins


Heathrow Airport
(Via King's Cross)

1 BIRKENHEAD STREET



KING'S CROSS IN NUMBERS

100

SHOPS & RESTAURANTS

10

NEW PUBLIC PARKS & SQUARES

67

ACRE MIXED-USE SCHEME

03

MAINLINE STATIONS NEARBY

26

ACRES OF OPEN SPACE

06

TUBE LINE LINKS

THE BUILDING

An attractive King's Cross period building, let to 2032.

1 Birkenhead Street is a Grade II listed building that benefitted from a back to bare brick reconstruction to the highest standards in 2022 and has since been let to a serviced consulting room provider.

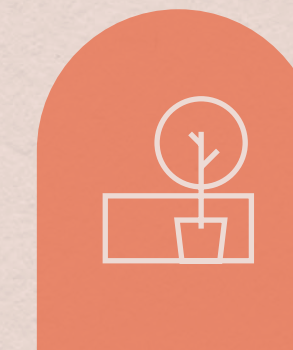
The accommodation is arranged over lower ground, ground and 3 upper floors with a small courtyard garden to its rear.

All upper floors are divided and used as self contained consulting rooms. The lower ground floor is arranged as a kitchen and centralised WC cluster.

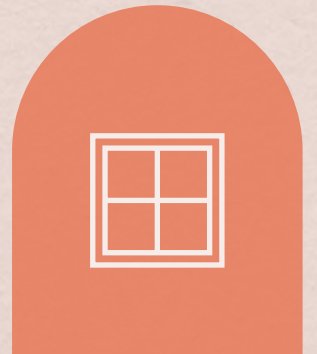




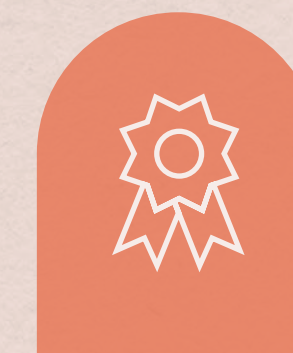
CRAFTED WITH CARE



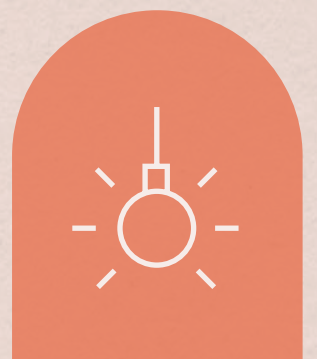
Good natural
light



Natural
ventilation



EPC
C



LED
Lighting



1 BIRKENHEAD STREET

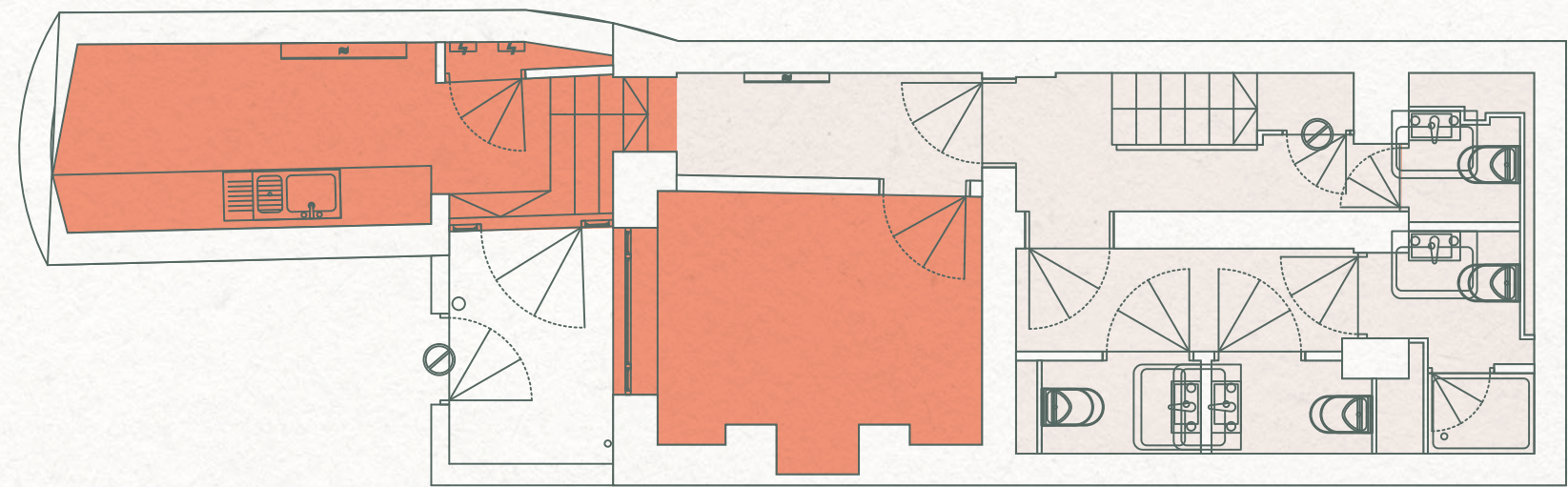


ACCOMMODATION
& FLOOR PLANS

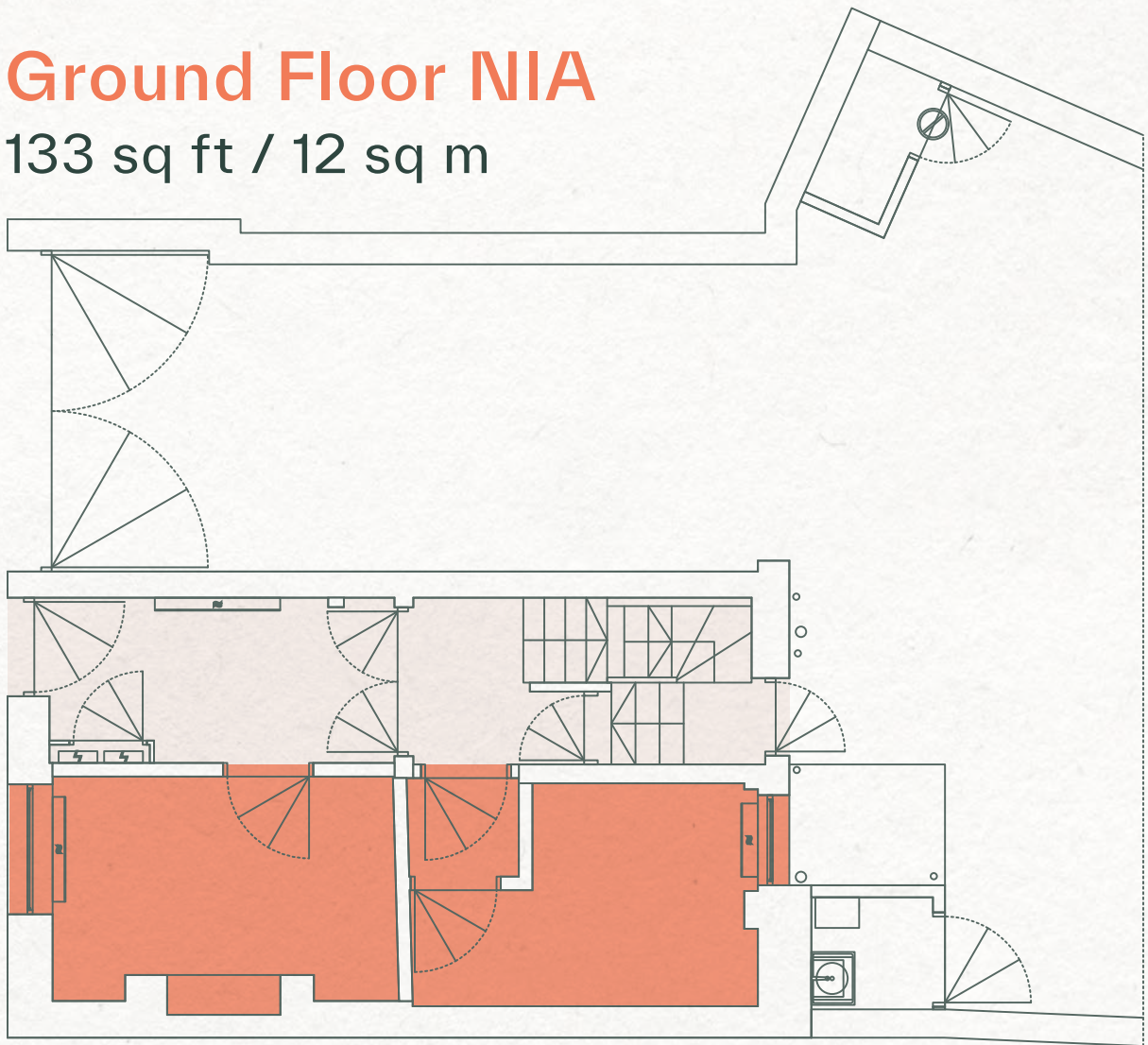
NIA		
FLOOR	SQ. FT.	SQ. M.
Third	383	36
Second	396	37
First	385	36
Ground	133	12
Lower Ground	146	14
Total NIA	1,443	135

GIA		
FLOOR	SQ. FT.	SQ. M.
Third	476	44
Second	518	48
First	504	47
Ground	284	27
Lower Ground	420	39
Total GIA	2,202	205

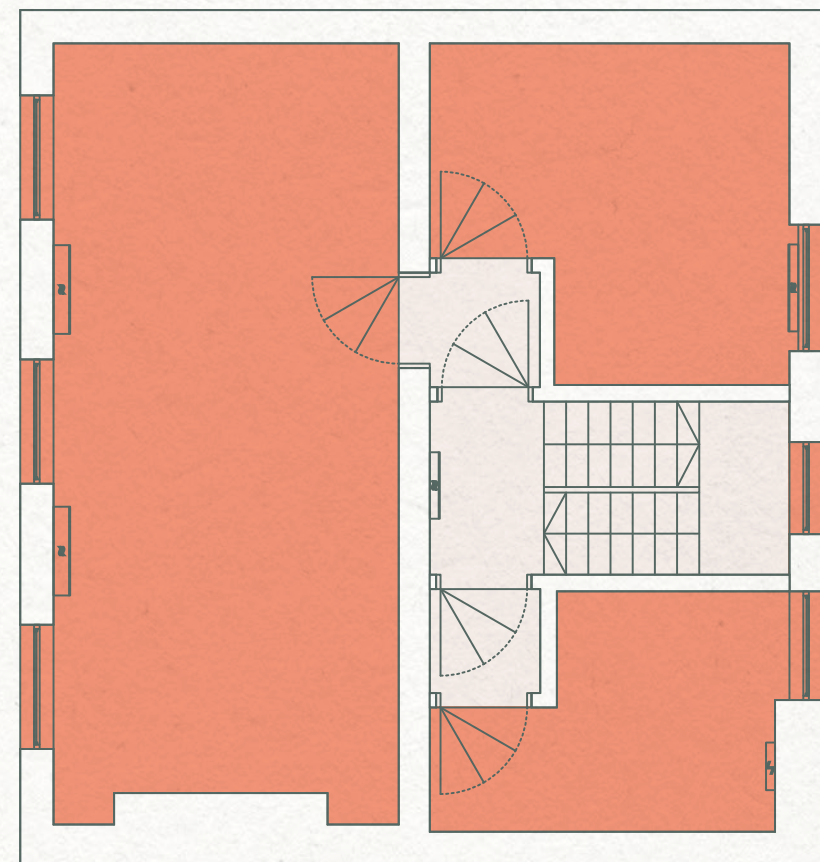
Lower Ground Floor NIA
146 sq ft / 14 sq m



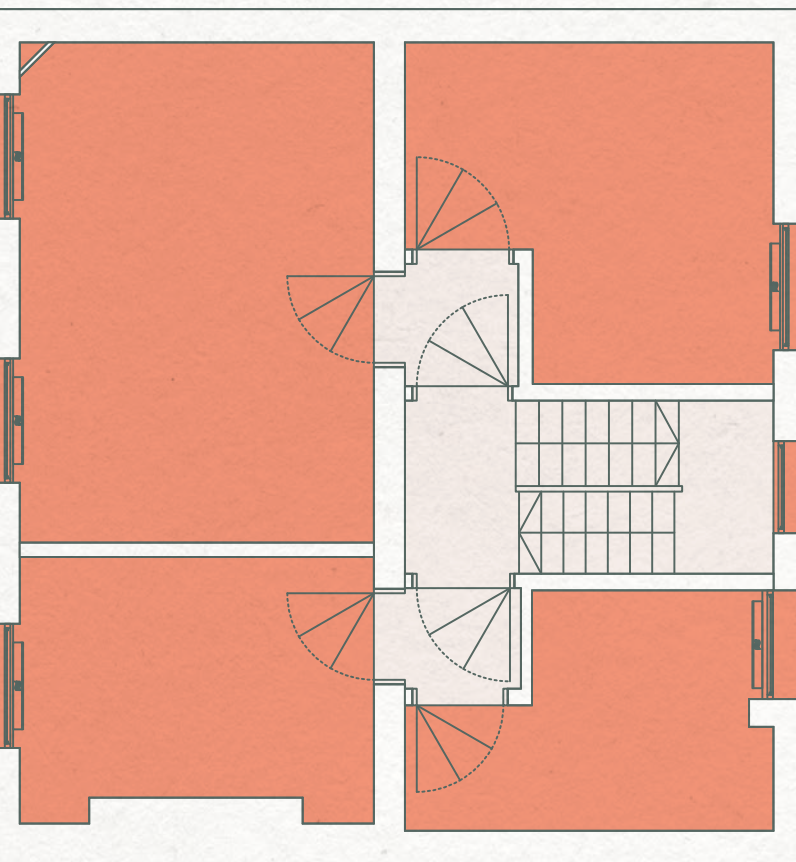
Ground Floor NIA
133 sq ft / 12 sq m



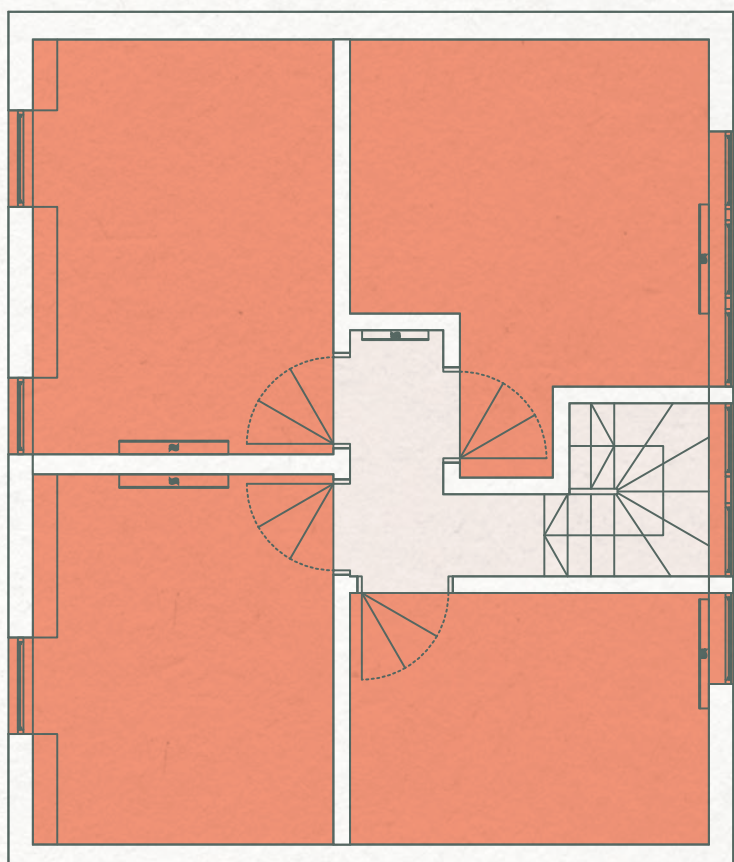
First Floor NIA
385 sq ft / 36 sq m



Second Floor NIA
396 sq ft / 37 sq m



Third Floor NIA
383 sq ft / 36 sq m



● Office ○ Core

Floor plans not to scale. For indicative purposes only.

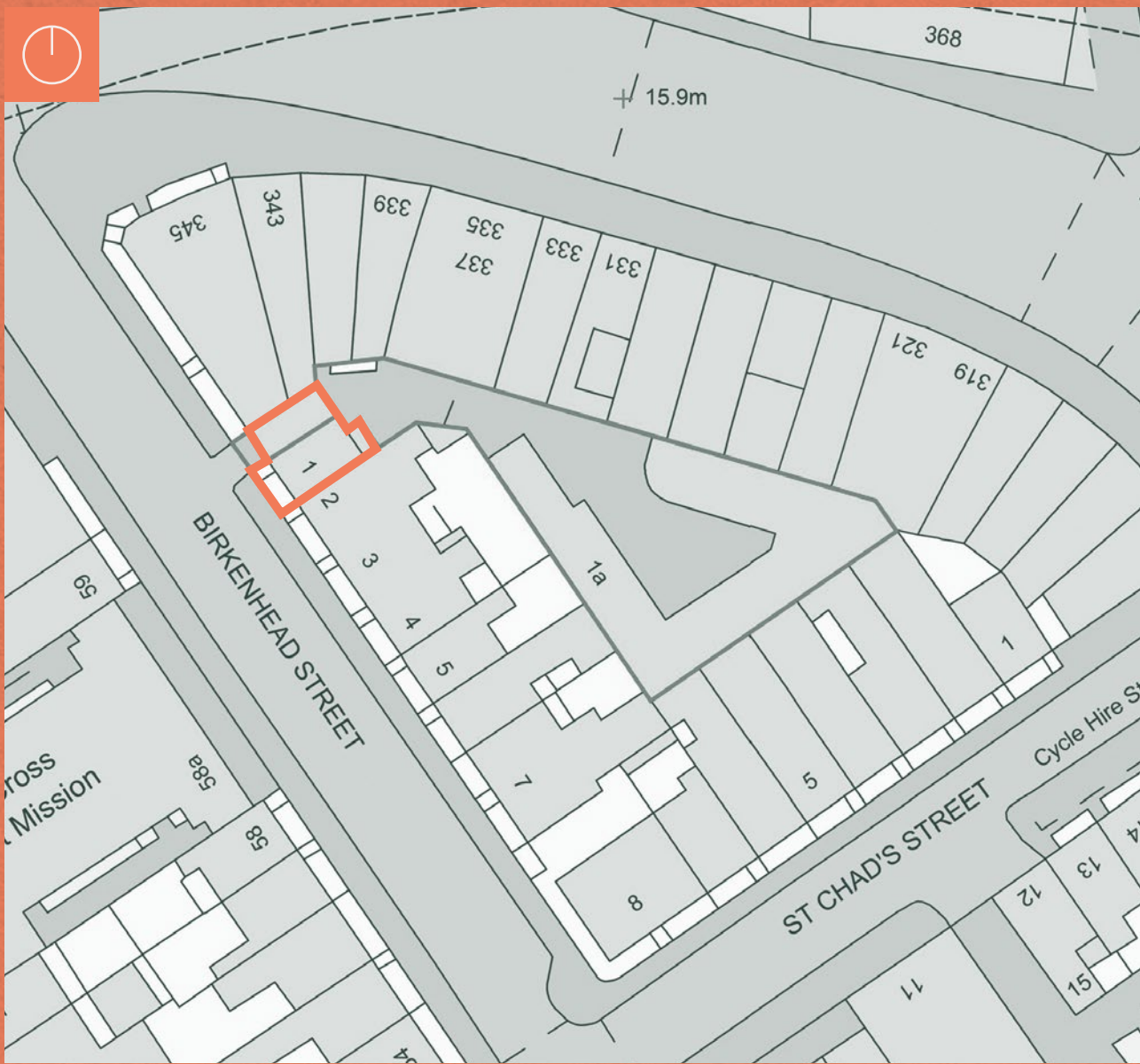
FURTHER INFORMATION

Tenure + Tenancy

The freehold interest in 1 Birkenhead Street is Title number LN110947 and is being sold subject to the existing tenancy to A Room in Town (K Cross) LTD.

Leased at £100,000 PA on a lease expiring on 12 September 2037, with upwards only rent reviews on 12 September 2027, 12 September 2032 and a tenant only break clause on 12 September 2032.

A Room in Town (K Cross) Ltd is company number 12942690.



Not to scale and for ID purposes only. Plan based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.

EPC

1 Birkenhead Street has an energy performance rating of C.

Planning

1 Birkenhead Street has office/Class E use, is Grade II listed and situated within the King’s Cross St Pancras Conservation area.

Alternative Uses

This property would suit conversion to residential, or educational uses, subject to planning.

Dedicated Property Website

Further information, photos and a video can be found at the link below:

VAT

The property is not elected for VAT.

Anti Money Laundering Regulations

We are obliged to conduct customer due diligence under the Anti Money Laundering Regulations 2017 and will advise which checks are required once heads of terms are agreed.

Proposal

Offers in the region of £1,500,000 are invited for the share capital of the Liechtenstein SPV that holds this property, thereby allowing a considerable saving in SDLT.

Alternatively, the freehold interest can be purchased.

The Mews, 1A Birkenhead Street, London, WC1H 8BA

Ashurst Real Estate are also selling The Mews, a single let, income producing investment.

Details can be found here:

Viewings

For further information or to arrange a viewing please contact:

ASHURST
REAL
ESTATE

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