

Freehold For Sale

THE BREWERY BUILDING

KING'S CROSS

55-61 Brewery Road, London N7 9QH

SUMMARY

- Immaculate freehold for sale
- Striking building designed by leading architects Squire & Partners
- 11,348 Sq. Ft. arranged over ground & 4 upper floors
- Self-contained ground & first floors with direct street access & dual use
- A short walk from Coal Drops Yard, Kings Cross
- Excellent transport links across London and beyond
- Ideal for owner-occupiers & investors

PROPOSAL

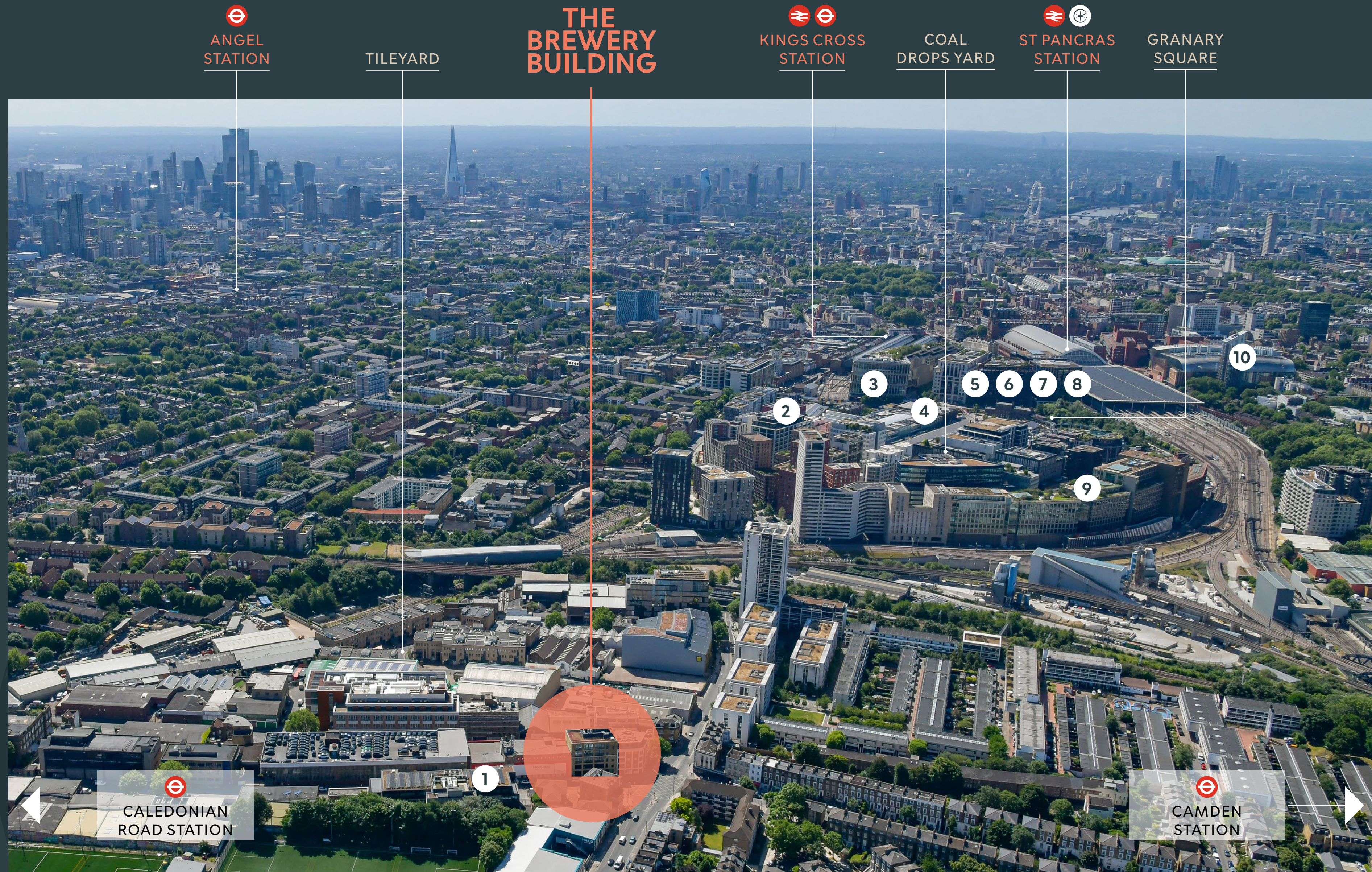
£4,950,000 for the freehold interest, subject to contract and exclusive of VAT.

A purchase at this level reflects a low **Capital Value of £436 per sq ft.**



LOCAL OCCUPIERS

- 1 **Vinted**
- 2 **[XTX] MARKETS**
- 3 **Google**
- 4 **ual: central saint martins**
- 5 **UNIVERSAL**
- 6 **AstraZeneca**
- 7 **AustralianSuper**
- 8 **FCRA**
- 9 **∞ Meta**
- 10 **THE FRANCIS CRICK INSTITUTE**



LOCATION

The Brewery Building is located within the creative neighbourhood that surrounds Tileyard London and is only moments from Europe’s largest community of independent artists and business.

The area is home to a diverse and bustling community, attracting some of London’s most forward thinking companies. A short walk from Coal Drops Yard, Kings Cross.



THE BREWERY BUILDING



LOCAL AMENITIES

- | | | |
|-------------------------|------------------------------|-------------------------|
| 01. Hammerton Brewery | 08. The Blues Kitchen | 15. German Gymnasium |
| 02. Meltdown London | 09. Granger & Co | 16. Everyman Cinema |
| 03. Dishoom | 10. Mildreds | 17. Cut + Grind |
| 04. Spiritland | 11. The Lighterman | 18. Salvino |
| 05. Old Eagle Pub | 12. Granary Square Brasserie | 19. BRGR |
| 06. The Colonel Fawcett | 13. Vermuteria | 20. Two Tribes Brewery |
| 07. Prince Albert | 14. Coal Office | 21. Caravan Roastery HQ |



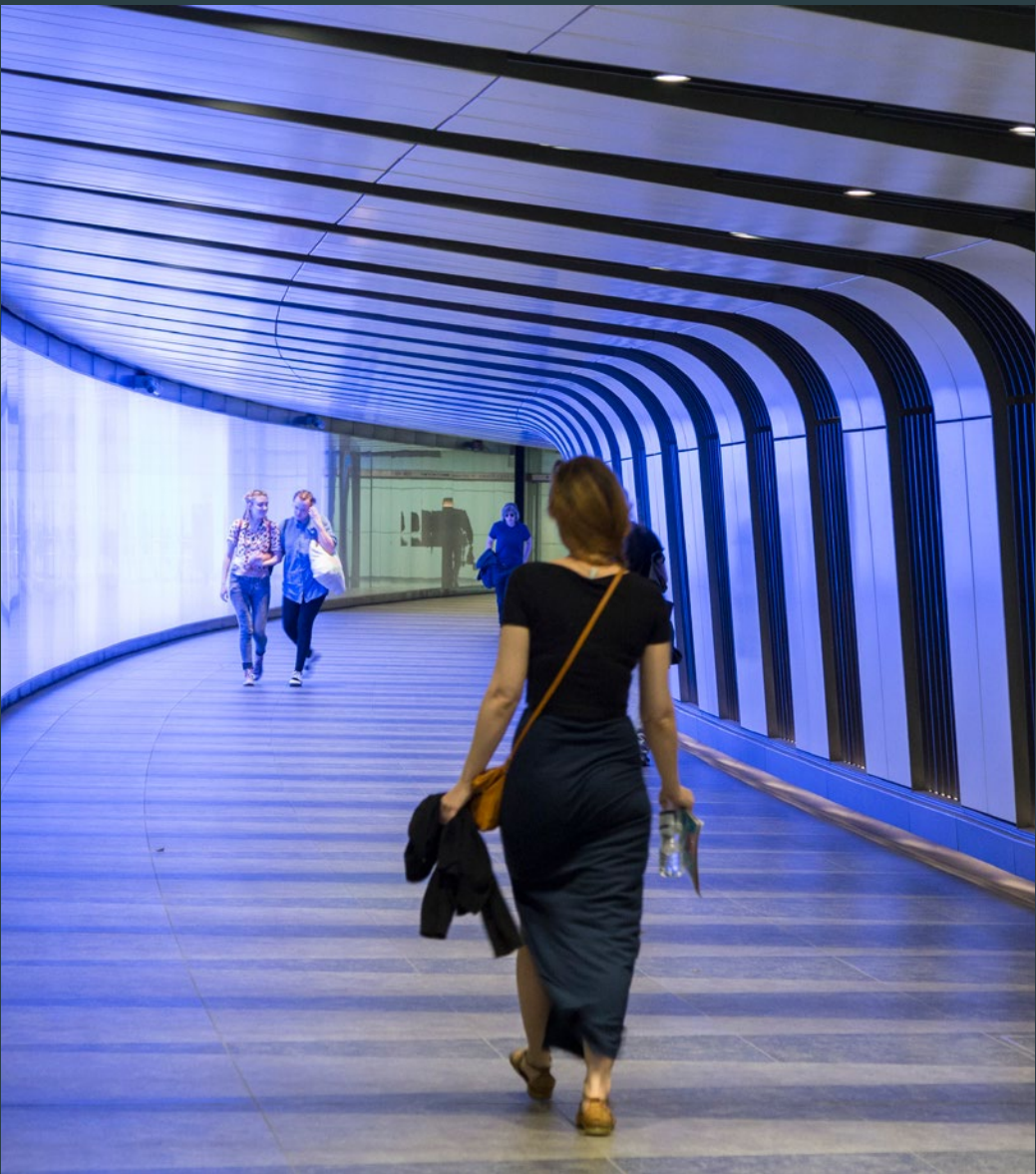
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01. Granary Square canalside steps
02. Dishoom
03. Coal Drops Yard
04. The Lighterman

CONNECTIONS

The Brewery Building benefits from exceptional proximity to King’s Cross St. Pancras, recognised as one of the most interconnected transport hubs in Europe.

This prime location ensures seamless operational efficiency, providing tenants with direct access to six tube lines, rapid one-hour transit to all major London airports, and effortless international business travel to Paris, Brussels, Lille, and Amsterdam via the Eurostar network.



THE BREWERY BUILDING

KEY TRAVEL TIMES

WALKING TIME FROM BUILDING

07 CALEDONIAN ROAD
Mins 

13 CAMDEN ROAD
Mins 

15 KING'S CROSS ST. PANCRAS
Mins       

17 CAMDEN TOWN
Mins 

TRAVEL TIME FROM KING'S CROSS STATION

5 FARRINGTON
Mins     

15 PADDINGTON
Mins     

20 WATERLOO
Mins     

57 HEATHROW
Mins    

Journey times in minutes. Source: Googlemaps

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THE BUILDING

The Brewery Building was redeveloped and designed by award winning architects Squire & Partners.

The building occupies a prominent position on the corner of Brewery Road and York Way.

The distinctive brick technique used on the upper floors plays with light and shadow to transform the exterior surface into a dynamic and eye-catching facade.



THE BREWERY BUILDING



BUILDING SPECIFICATION



Modern redevelopment



Excellent natural daylight



Air conditioning



Modern lighting



Openable windows & Juliette balconies



18 cycle spaces & 4 showers



Passenger lift



Exposed services



Fibre throughout



Disabled WCs

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THE SPACE

Floor	Use	NIA (Sq Ft)	NIA (Sq M)
Fourth	Office	2,390	222.04
Third	Office	2,386	221.67
Second	Office	2,273	211.17
First & Ground	Light industrial & office	2,195	203.92
		2,104	195.47
Total		11,348	1,054.27

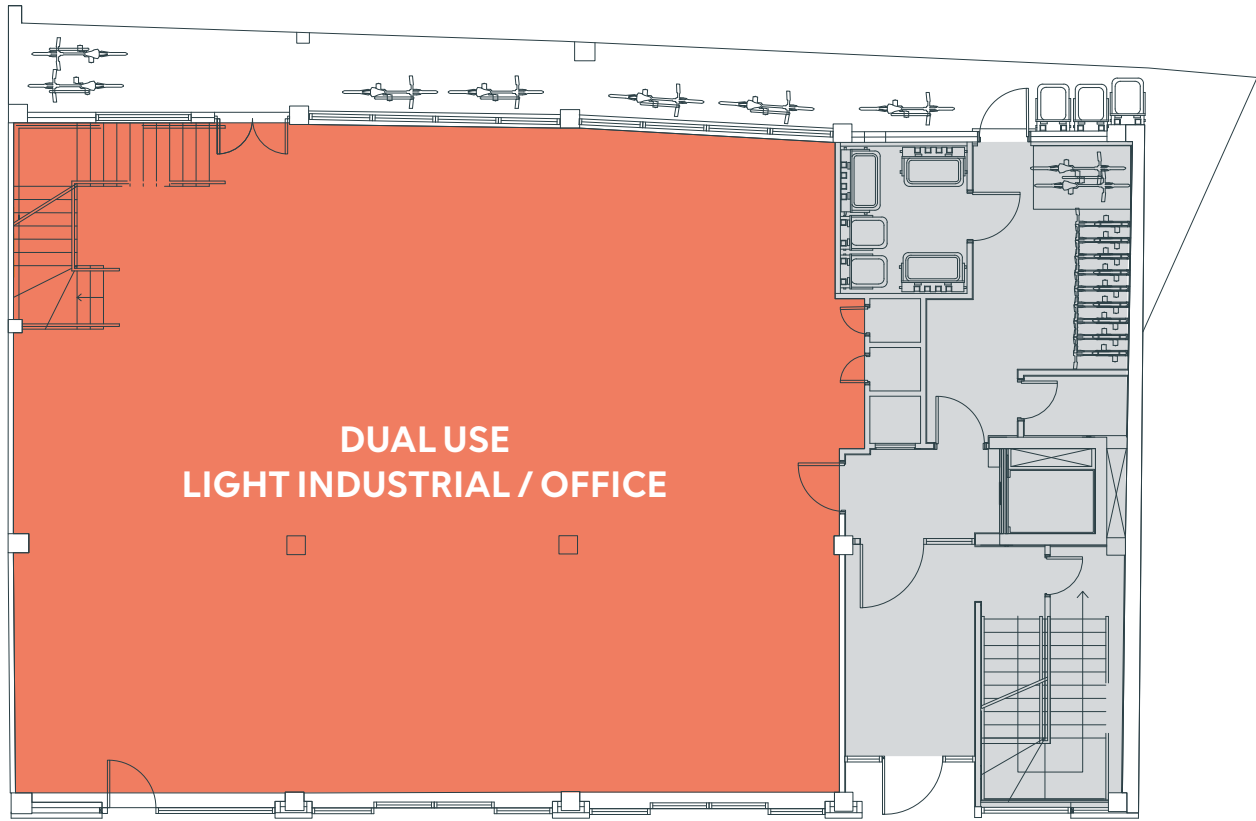
Ground and first floors are interconnected and self-contained with dual use.

The property has been measured by Plowman Craven and the measured survey is available upon request.

For indicative purposes only. Not to scale.

GROUND FLOOR

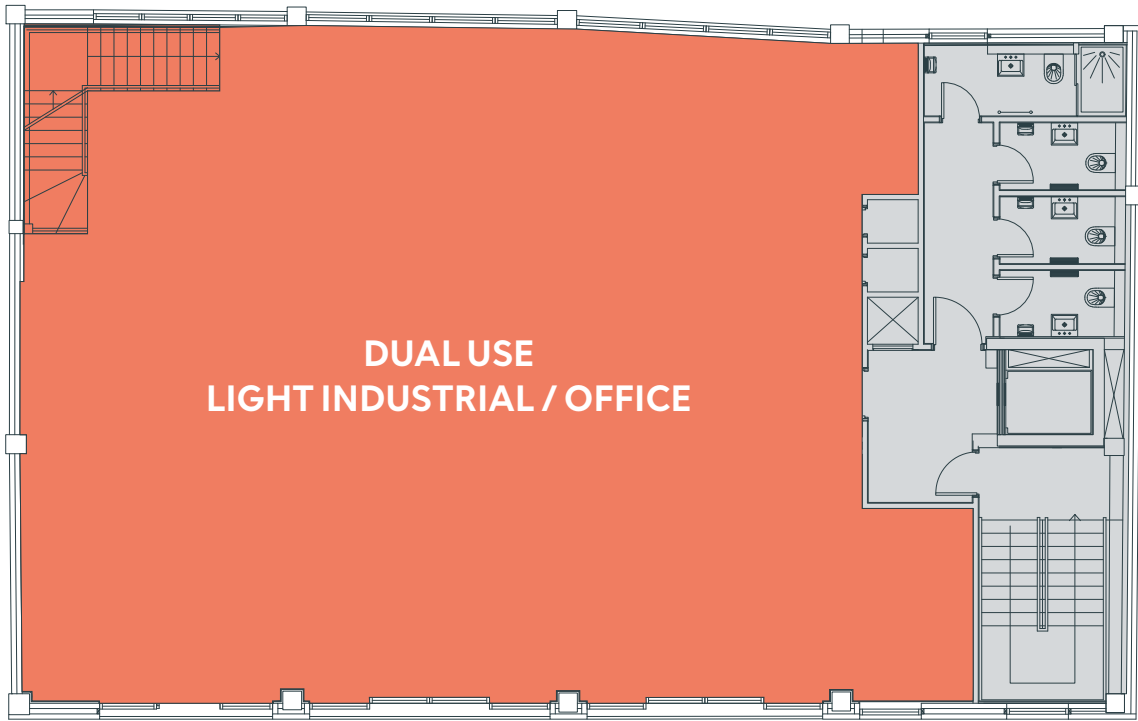
2,104 sq ft / 195.47sq m



Brewery Road

FIRST FLOOR

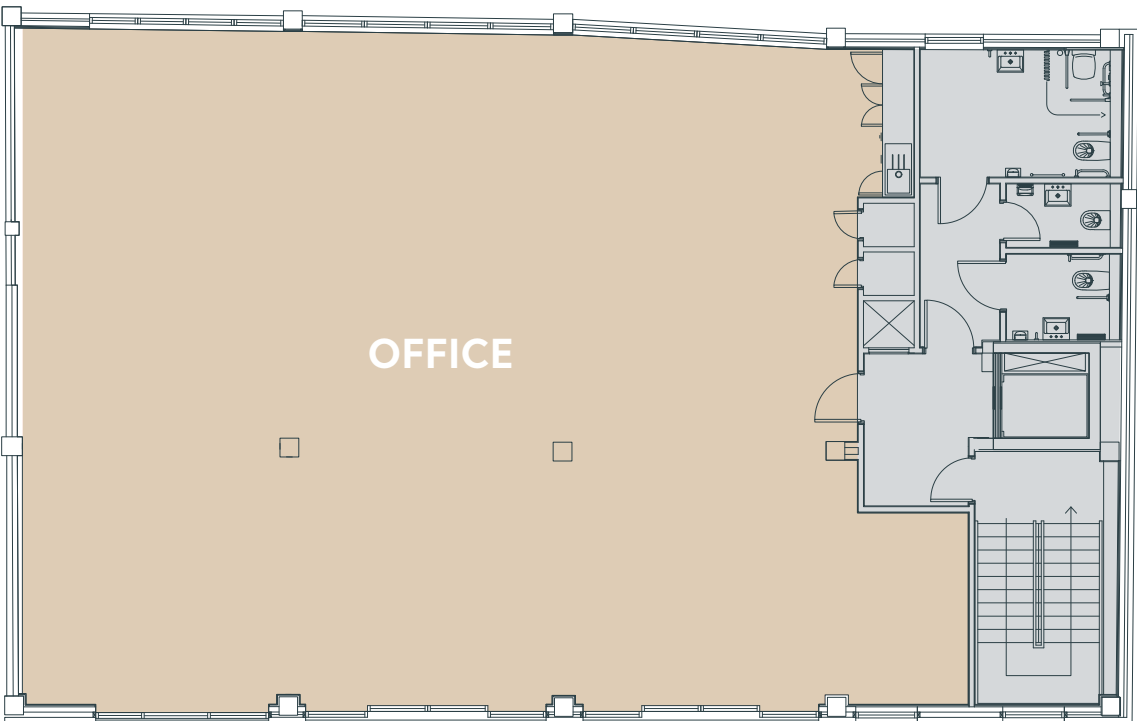
2,195sq ft / 203.92 sq m



Brewery Road

SECOND FLOOR

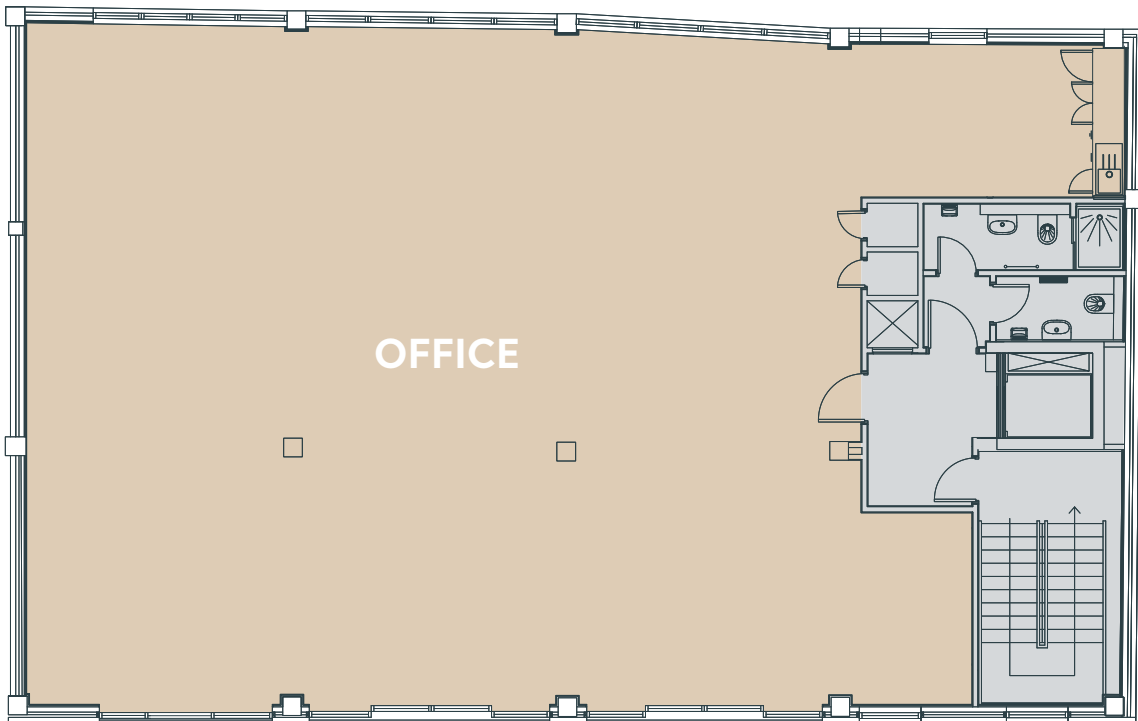
2,273 sq ft / 211.17 sq m



Brewery Road

THIRD FLOOR

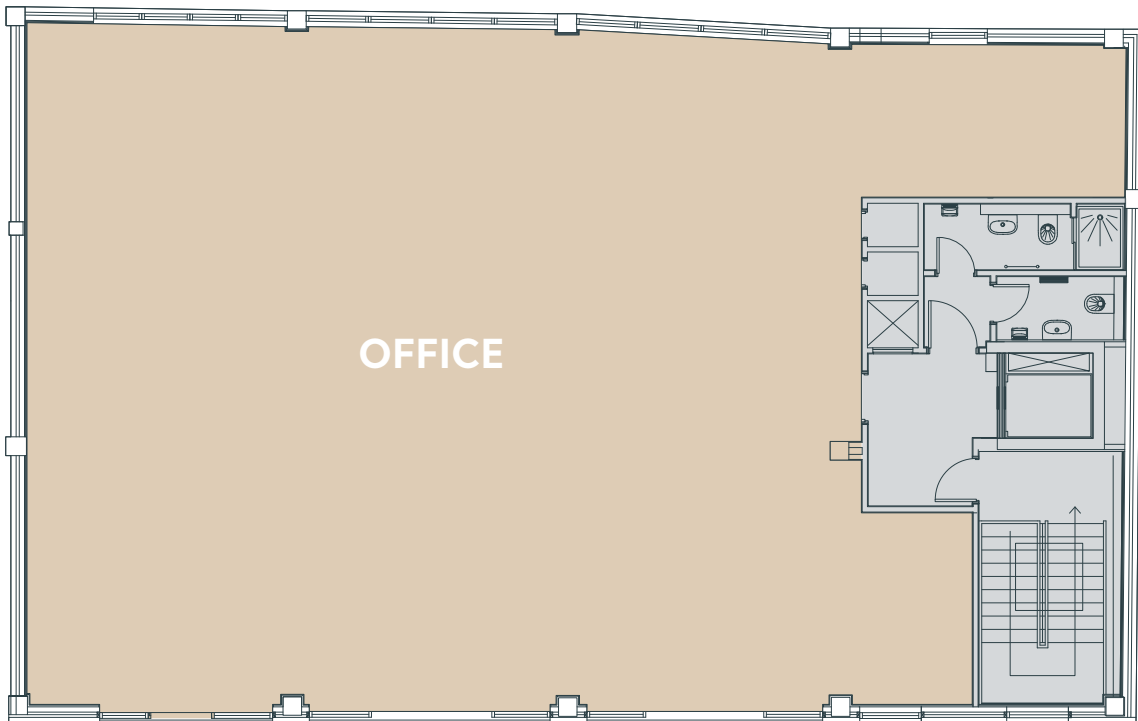
2,386 sq ft / 221.67 sq m



Brewery Road

FOURTH FLOOR

2,390 sq ft / 222.04 sq m



Brewery Road

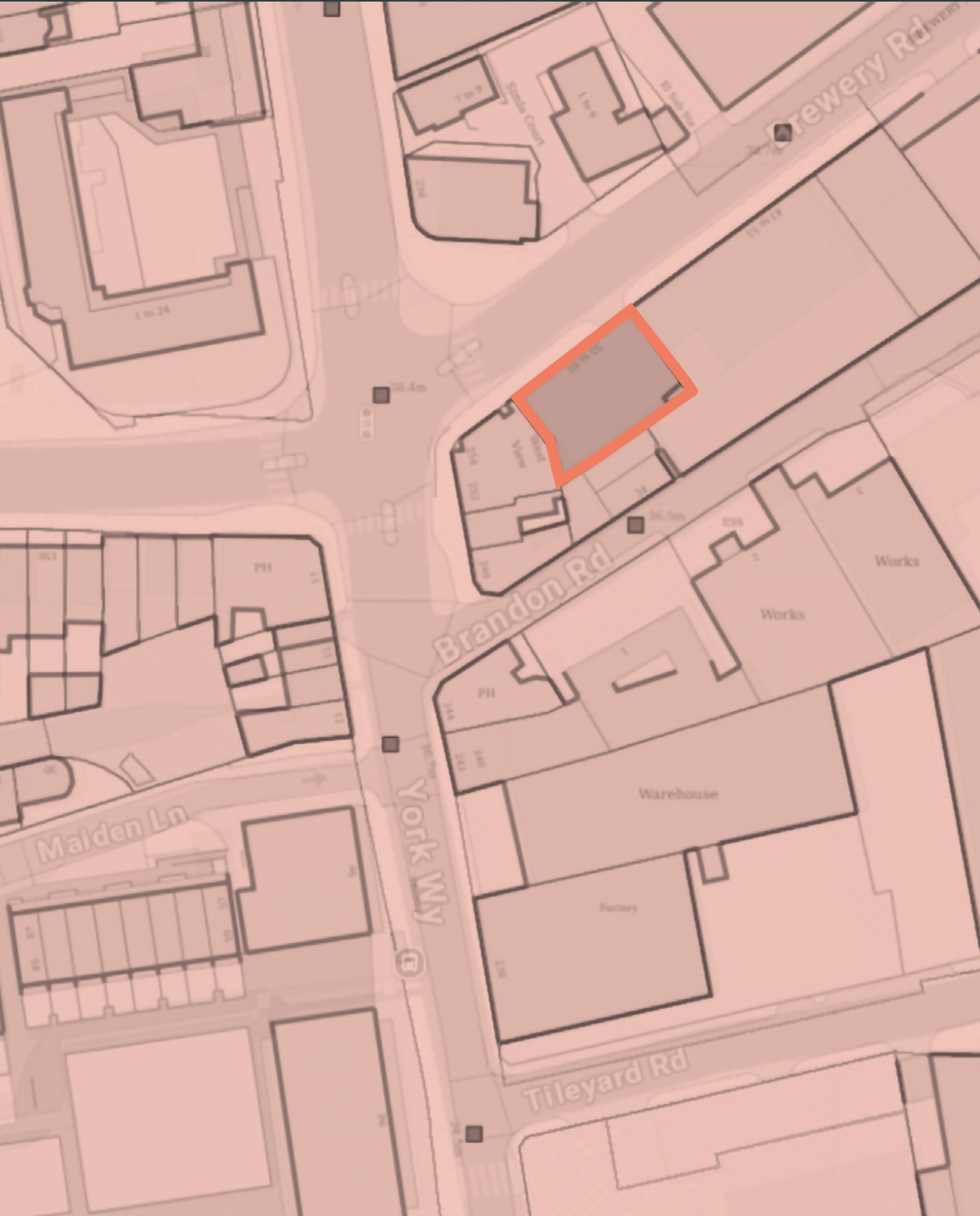


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FURTHER INFORMATION



OS plan for indicative purposes only.
Not to scale.

TENURE

The freehold interest is offered for sale under registered freehold title number NGL324571.

The title register & plan are available upon request.

TENANCIES

The second floor is let until 13th November 2026 at £83,500 pax. The tenant would like to renew for a further 2 years at the same rent.

The remainder of the property is vacant or soon-to-be vacant.

PLANNING

The property is located within the London Borough of Islington.

The property is not listed or located within a conservation area.

EPC

Rated B (33).

BUSINESS RATES

Interested parties must satisfy themselves in respect of business rates liabilities.

VAT

The property is elected for VAT. However, the sale is envisaged to be treated as a TOGC.

PROPOSAL

£4,950,000 for the freehold interest, subject to contract and exclusive of VAT.

A purchase at this level reflects a low Capital Value of £436 per sq ft.

VIEWINGS

For further information or to arrange a viewing, please contact the joint sole agents.

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Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. August 2026.