

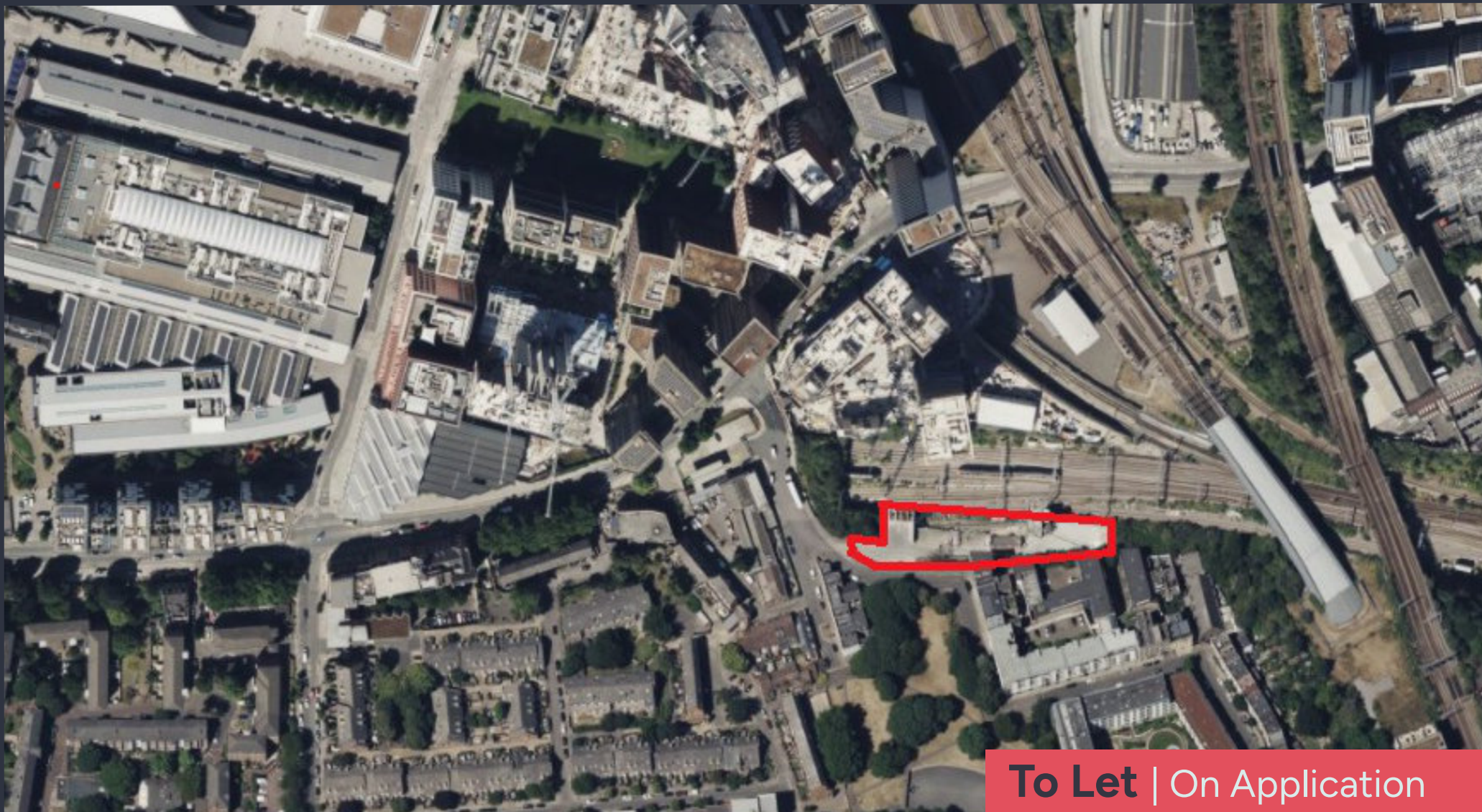
**fisher
german**

0.77 Acres of Land

Kings Cross, Rufford Street,
London, N1 0AD

Leasehold
Open Storage Land

0.77 aces (33,454 sq ft)



To Let | On Application



Key information



Annual Rent
On Application



Kings Cross
(0.7 Miles)



**Sublease or
Assignment**



Motorway
J1 M1
(6.7 miles)

Land at Kings Cross

0.77 Acres

Description

The site extends to approximately 0.77 acres and comprises a mix of concrete surfacing and aggregate hard standing. It is fully secured around its perimeter, with a single point of access provided via a gated entrance from Rufford Street.

The current lease permits use within Classes B1, B2, and B8 of the Town and Country Planning (Use Classes) Order 1987.

Amenities



Secure
Suite



Access
24/7



Hard-
standing



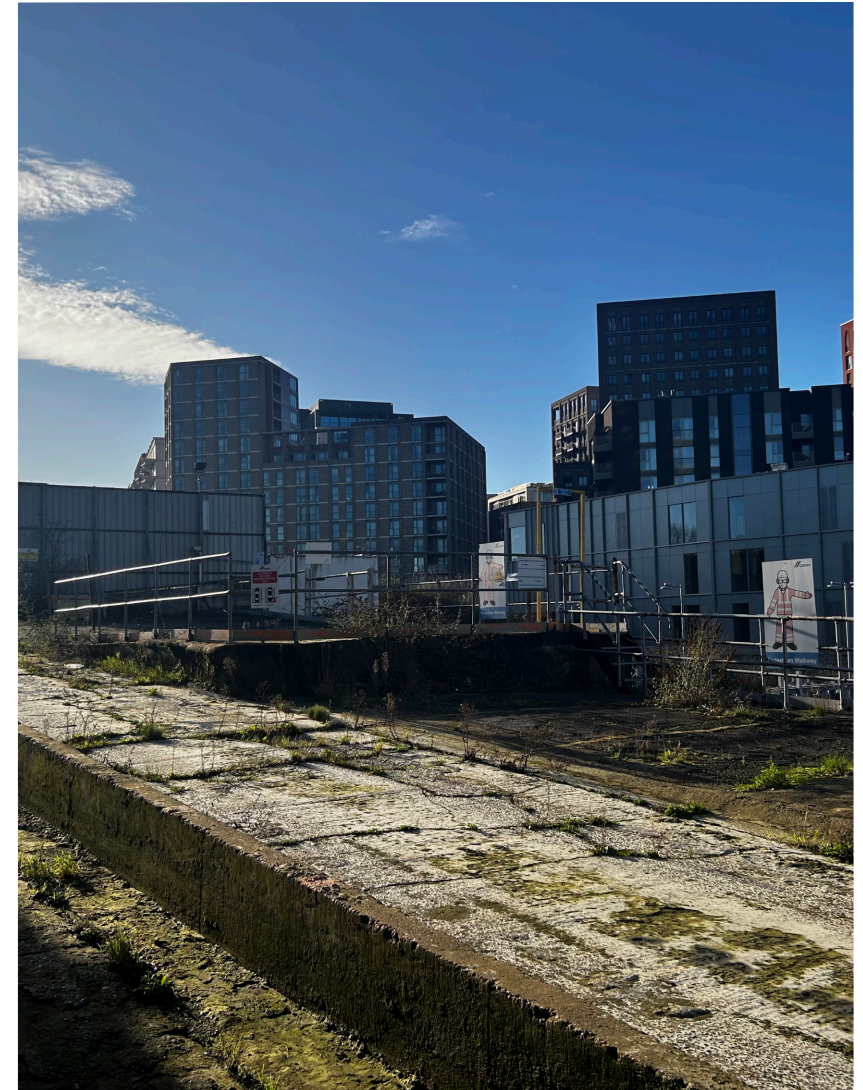
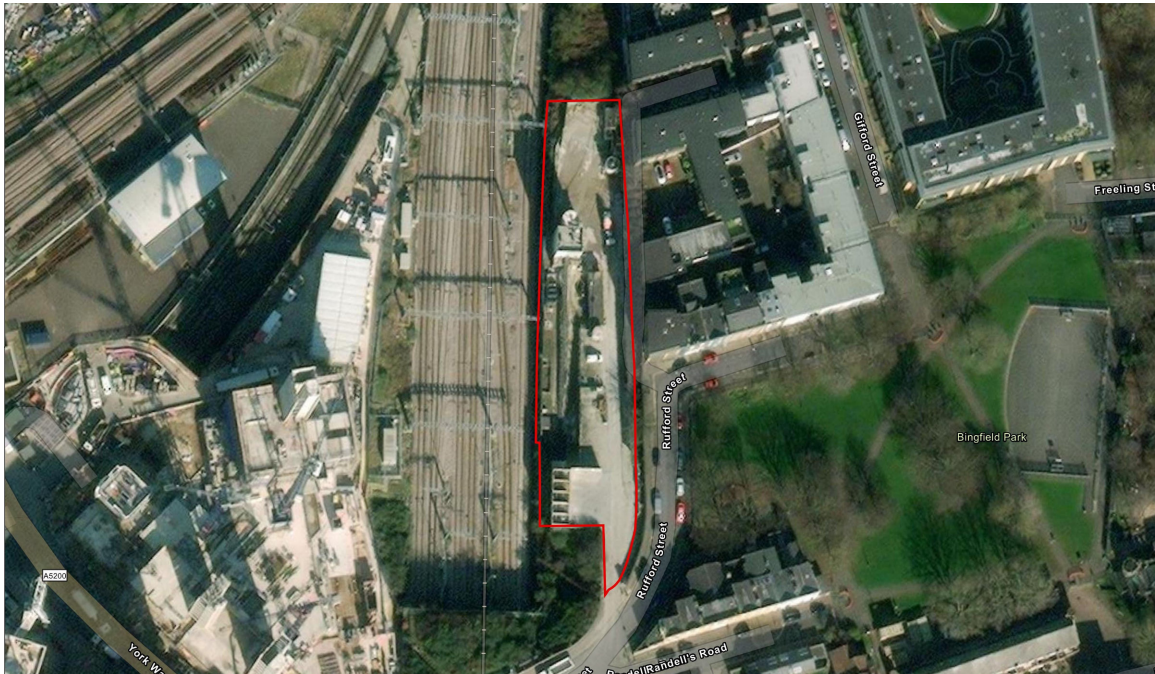
Mains
Services

Location

The site is positioned 0.7 miles north of King's Cross St Pancras, with access via Rufford Street.

It benefits from excellent connectivity, with the A1 (1 mile to the east) and the A501 (0.7 miles to the south) providing key arterial routes. Junction 1 of the M1 motorway lies around 6.6 miles to the north.

King's Cross St Pancras is within walking distance, offering extensive national rail services alongside multiple London Underground lines.



Further information

Lease Terms

The property is available by way of sublease or assignment. The existing lease is summarised as follows:

- Lease Expiry 20/01/36
- Inside 1954 Act
- Permitted use within class B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. .

Rent

On Application

Services

It is understood that the property benefits from mains water, electricity and drainage connections.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Business Rates

Available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful occupier will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

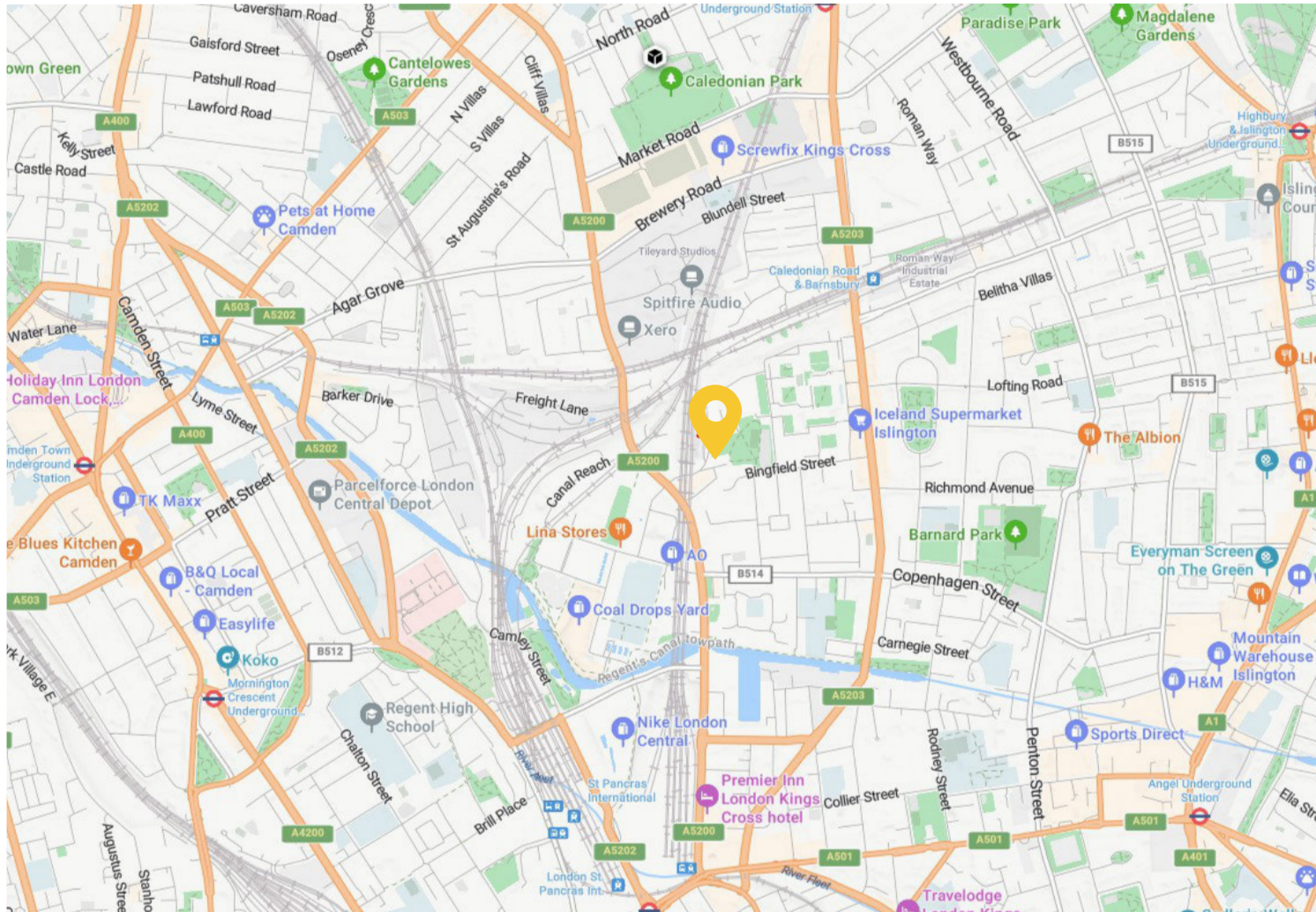
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP.



Location Map



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Locations

Location 1: A501 - 0.7 miles

Location 2: A1 - 1 mile

Location 3: J1 M1 - 6.6 miles

Nearest Station

Station 1: King's Cross St Pancras
(National Rail, Eurostar and London Underground) - 0.7 miles

Airports

Location 1: London City Airport - 9 miles

Location 2: London Heathrow Airport - 20 miles

Location 3: London Luton Airport - 30 miles

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2026. Photographs dated 2025.



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