

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

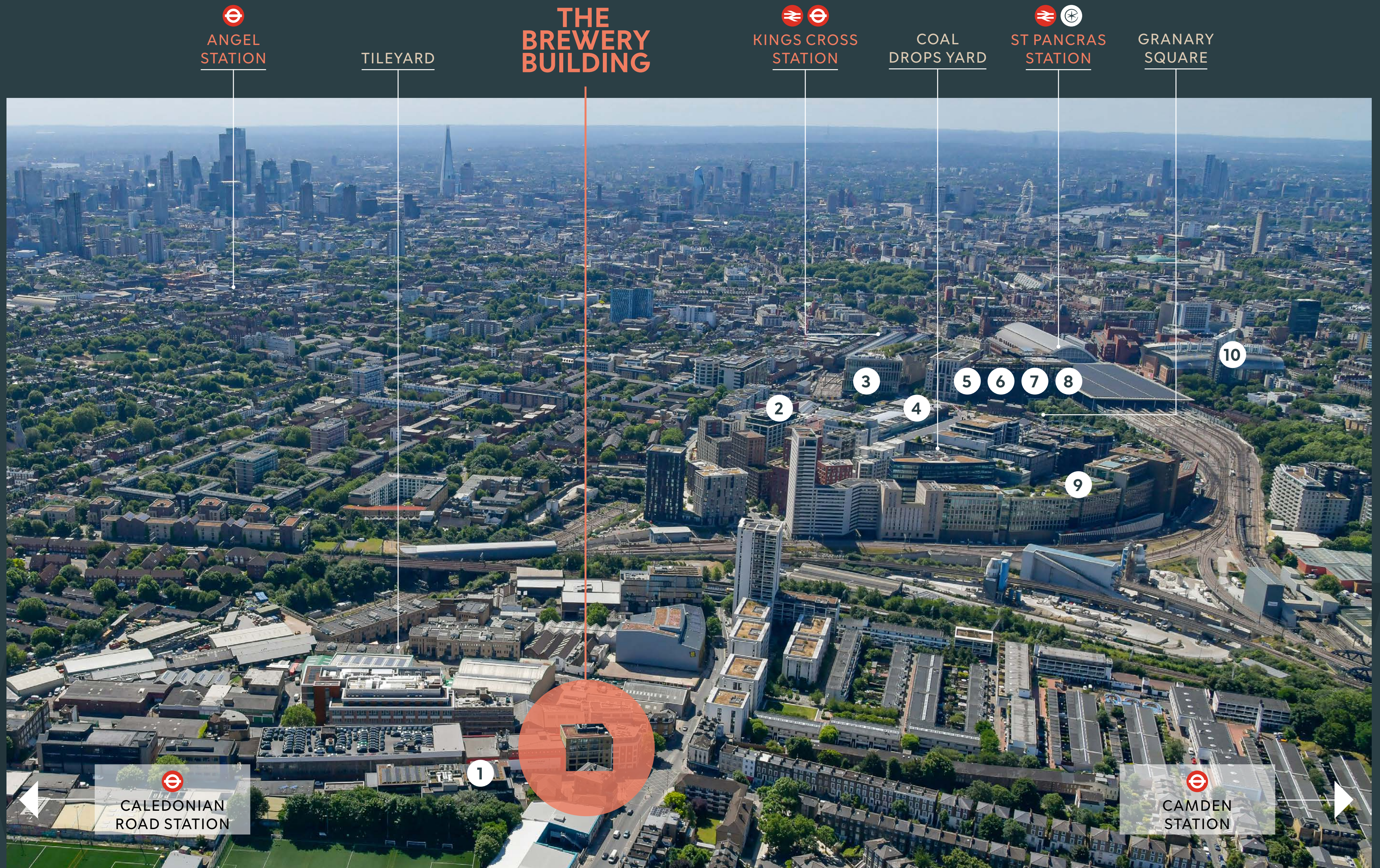
£4,950,000 for the freehold interest, subject to contract and exclusive of VAT.

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.



02



03



01

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 |



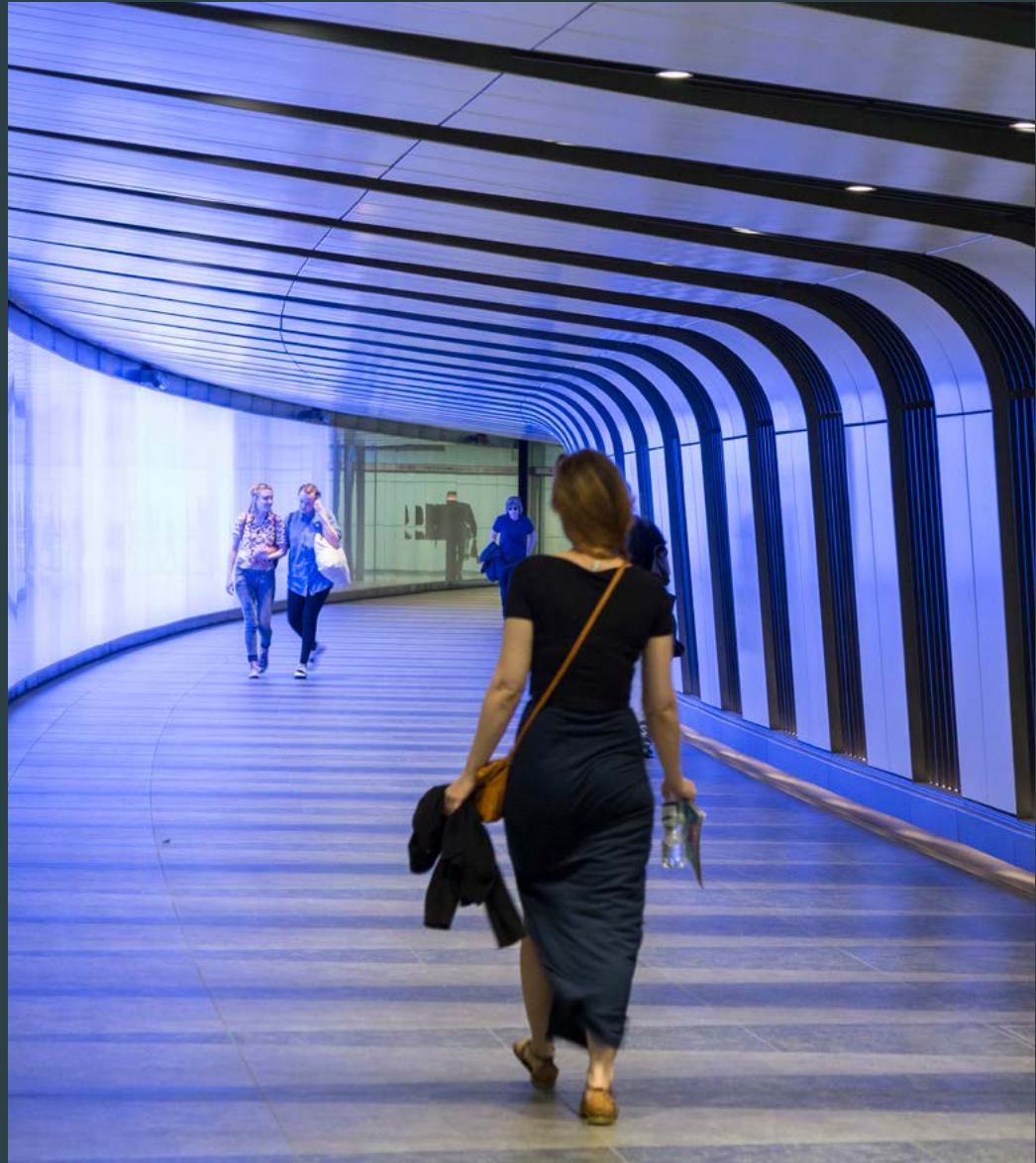
04

- 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



TRAVEL TIME FROM KING'S CROSS STATION



Journey times in minutes. Source: Googlemaps

KING'S CROSS

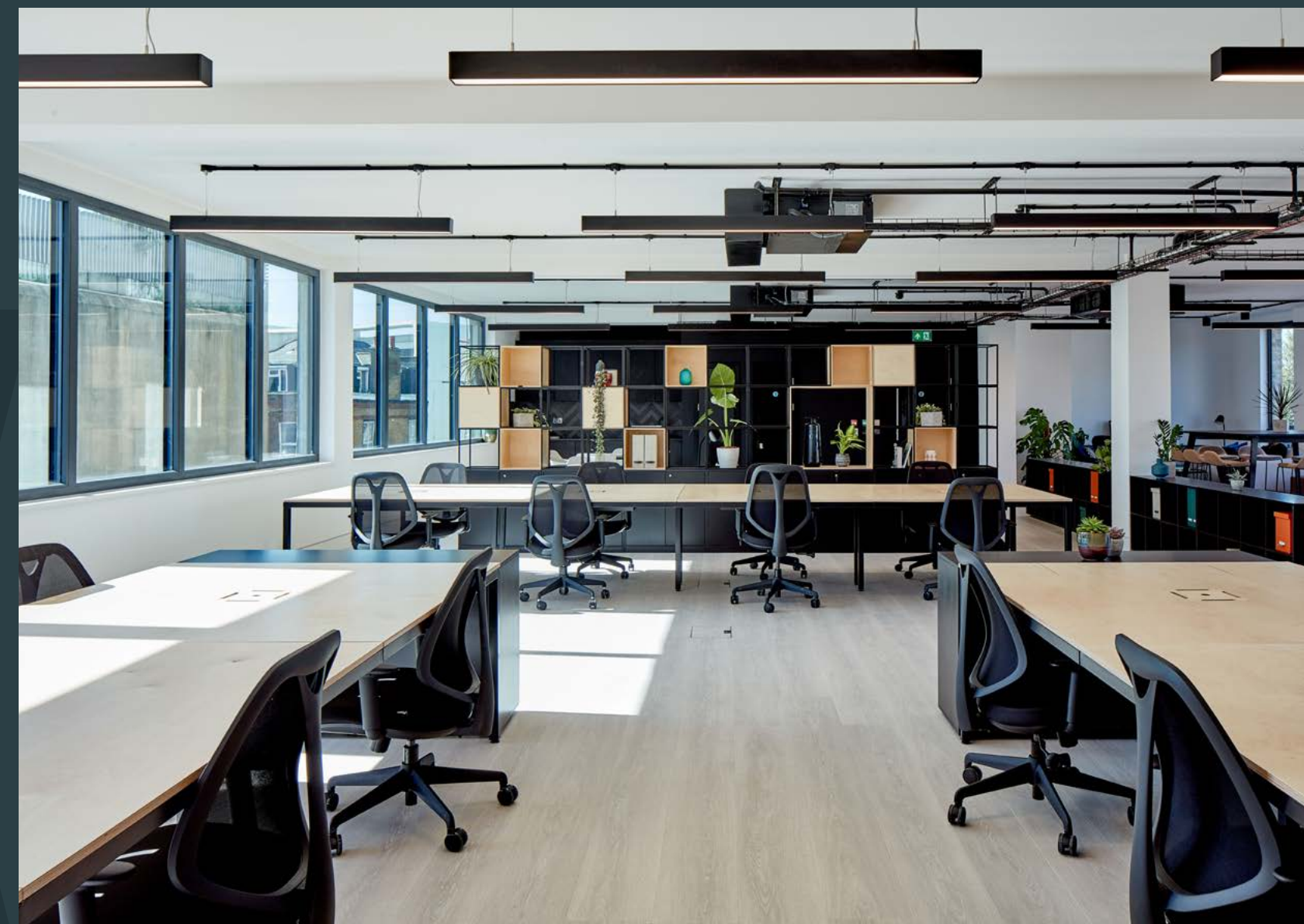


THE BUILDING

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.

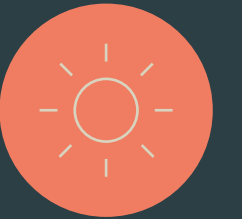
The distinctive brick technique used on the upper floors plays with light and shadow to transform the exterior surface into a dynamic and eye-catching facade.



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

For indicative purposes only. Not to scale. 

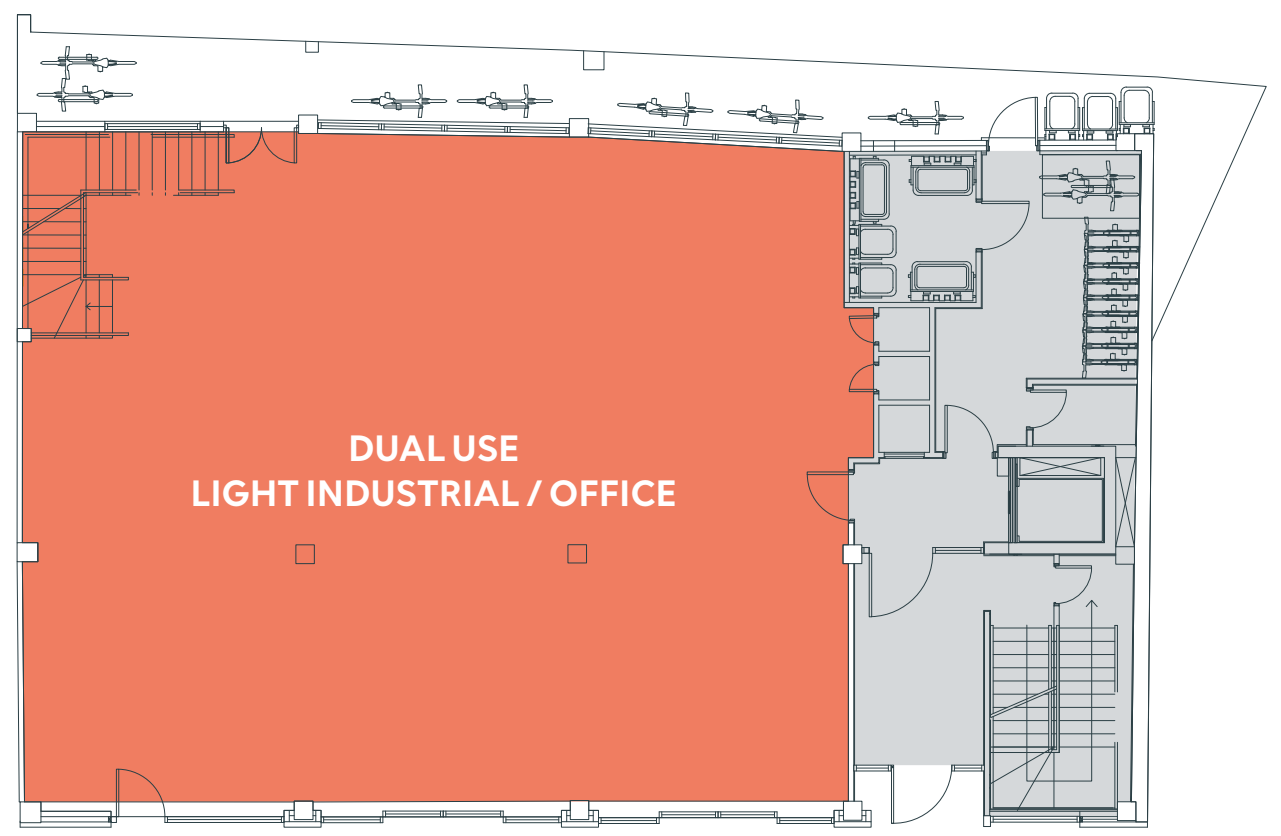
THE SPACE

| 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.

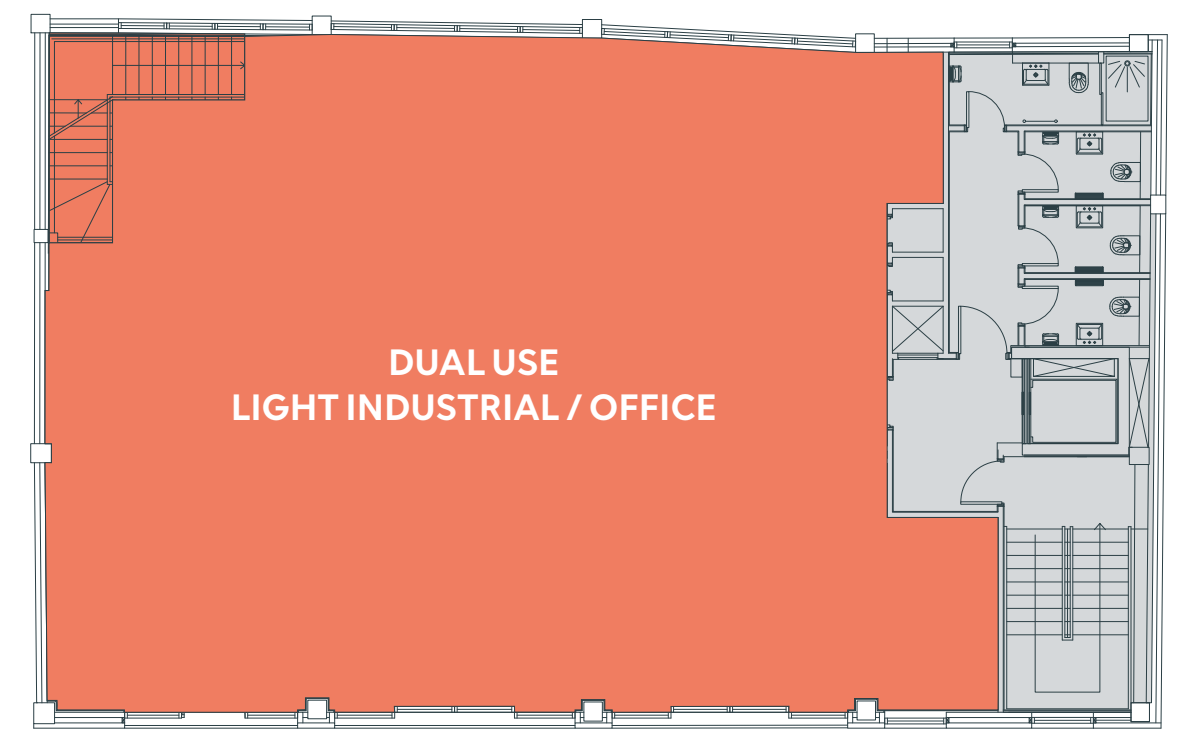
GROUND FLOOR

2,104 sq ft / 195.47sq m



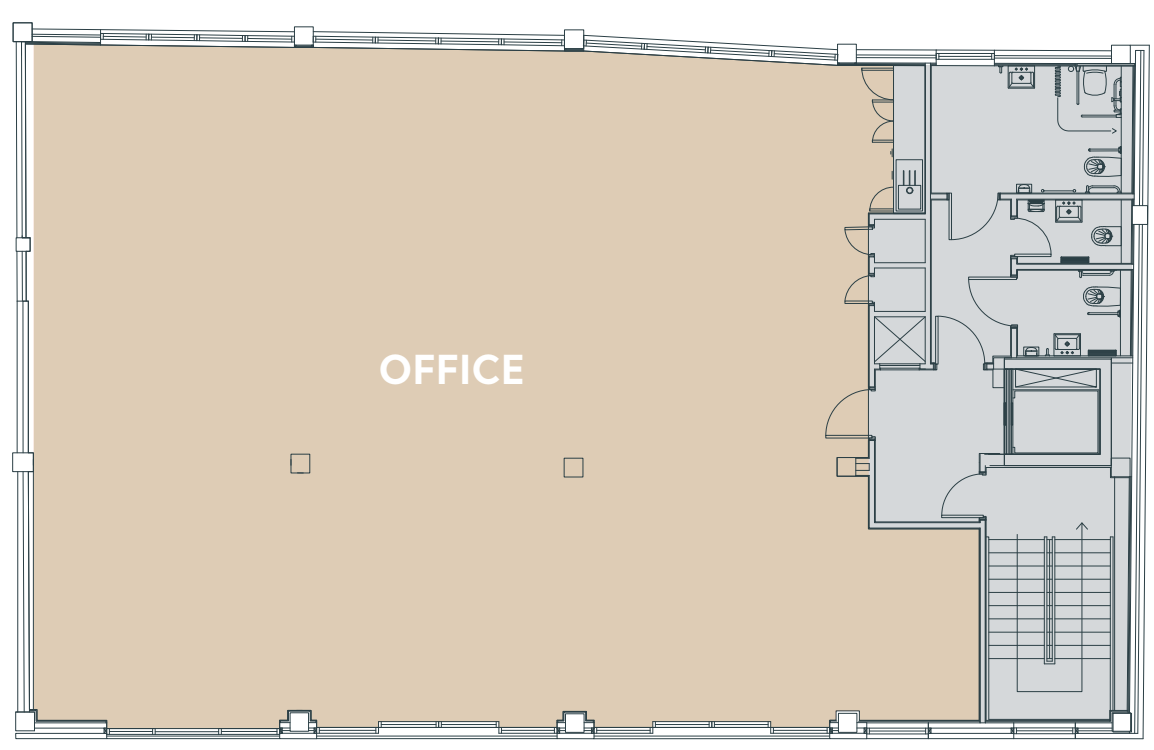
FIRST FLOOR

2,195sq ft / 203.92 sq m



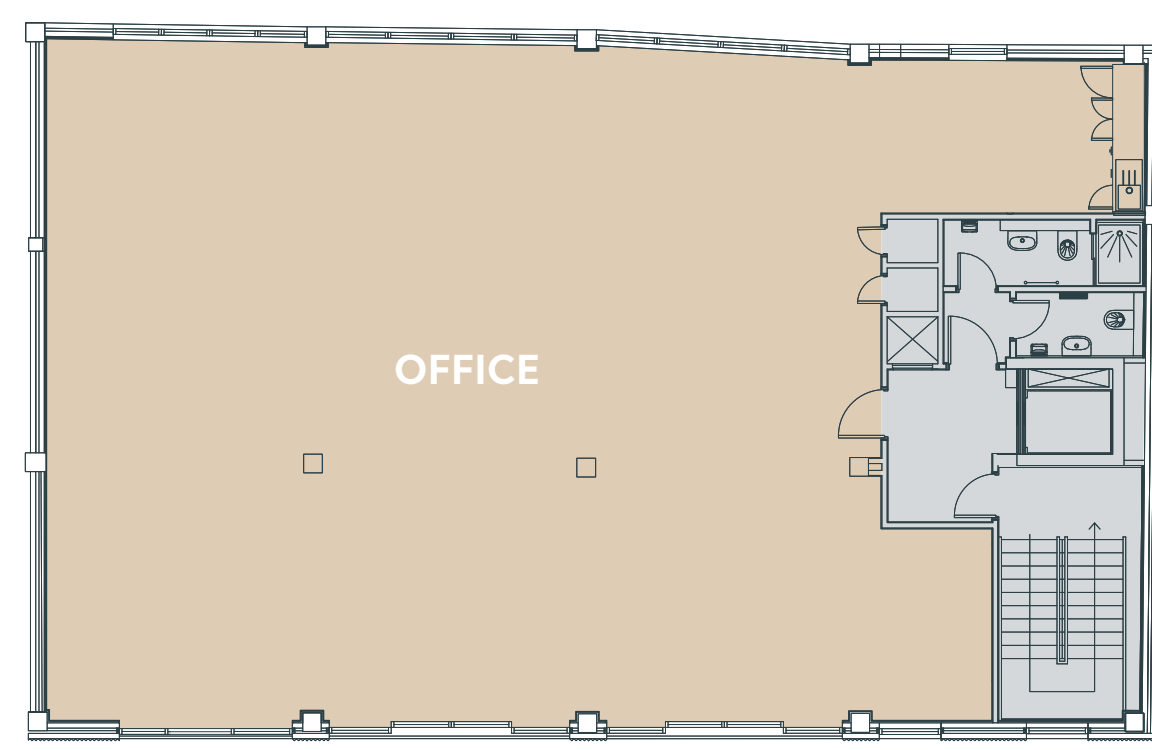
SECOND FLOOR

2,273 sq ft / 211.17 sq m



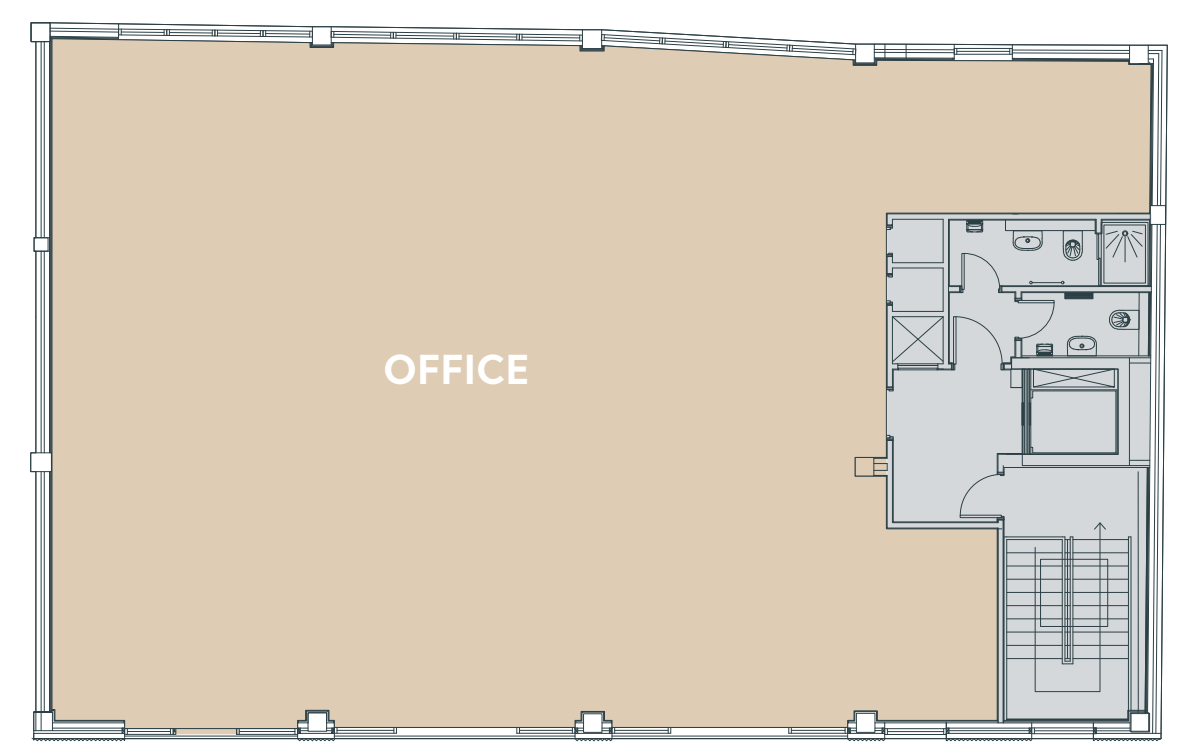
THIRD FLOOR

2,386 sq ft / 221.67 sq m



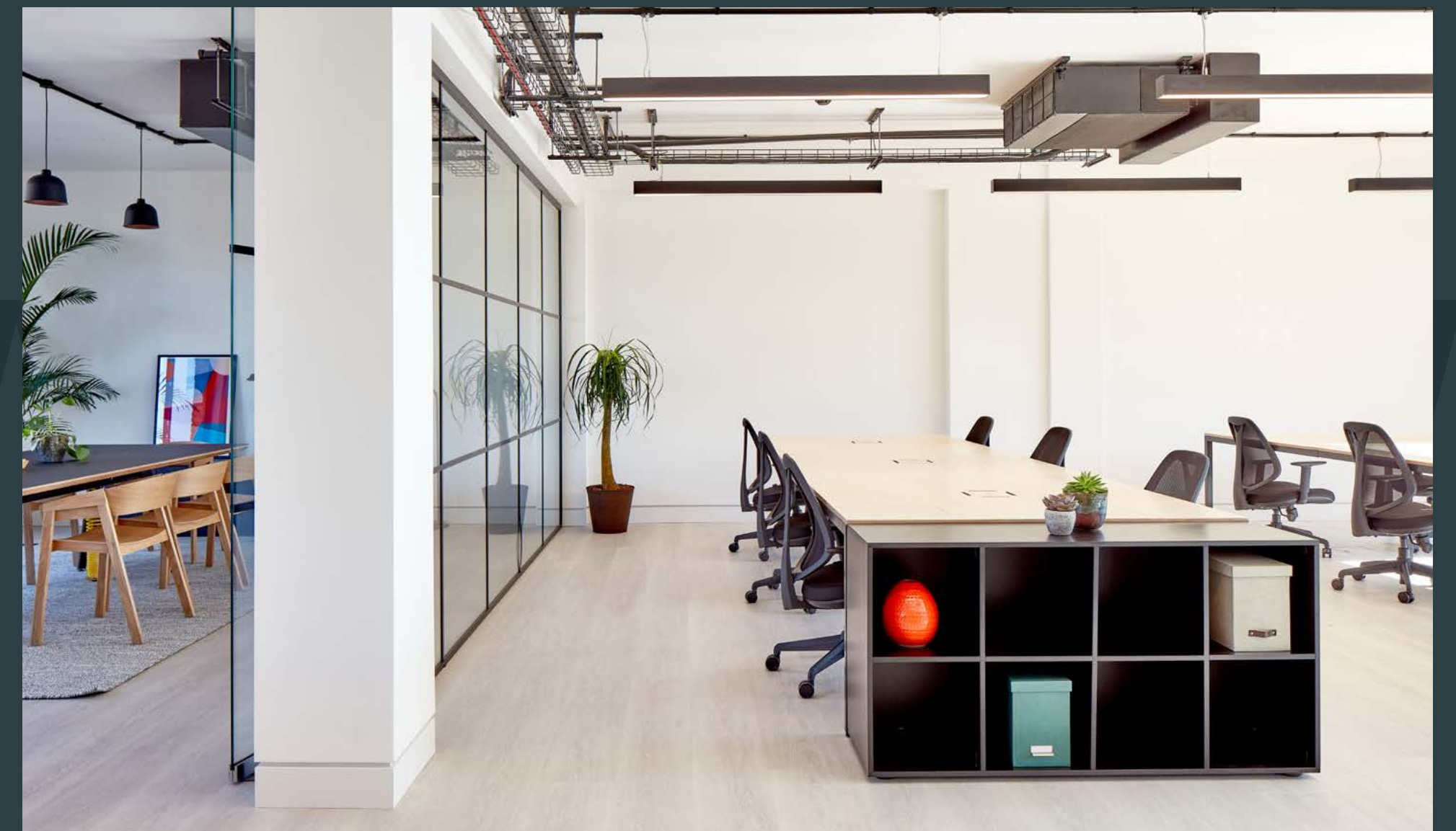
FOURTH FLOOR

2,390 sq ft / 222.04 sq m





THE BREWERY BUILDING



KING'S CROSS

FURTHER INFORMATION



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.

**PILCHER
LONDON**


Simon Rinder
simonrinder@pilcher.london
07734 488 286

Taylor Rosen
taylorrosen@pilcher.london
07834 789 346

**ANTON
PAGE** 

Finn Ledwidge
fledwidge@antonpage.com
07703 018 243

Stephen Page
spage@antonpage.com
07789 888 973

 OS plan for indicative purposes only.
Not to scale.

Misrepresentations Act 1967 – Whilst 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. June 2026.