

16A NORTHDOWN STREET

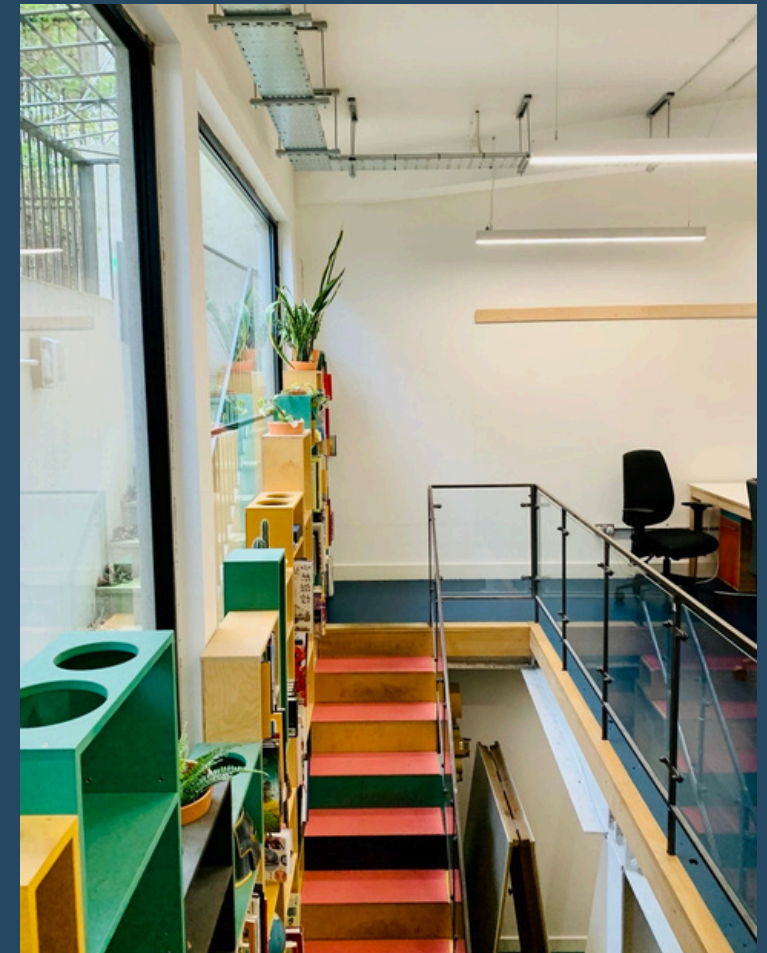
KING'S CROSS, N1

SELF-CONTAINED LONG LEASEHOLD
OPPORTUNITY

2,561 SQ FT OVER G & LG FLOORS

SPECIFICATION

- Self-contained building with private street entrance
- Ground & lower ground floors totalling 2,561 sq ft NIA
- Excellent natural light via front, rear & central lightwells
- Air conditioning installed throughout
- Dedicated cycle storage and shower facilities
- Kitchenettes on both floors
- Flexible layout suitable for a range of occupiers



The existing fit-out provides immediate occupational capability, whilst also offering scope for an incoming purchaser or tenant to adapt the space to suit their own brand and requirements.

STEP INTO A VIBRANT SPACE DESIGNED FOR PRODUCTIVITY



TENURE & PRICING



The property is offered for sale on a long leasehold basis with approximately 241 years remaining. Offers in the region of £2.7 million are invited for the long leasehold of the property

Alternatively, the property is available to let at £137,520 per annum, reflecting a blended rent of approximately £55 per sq ft.

Vacant possession is available with minimal notice.

AN UNMATCHED LOCATION, ON YOUR DOORSTEP

100+

Shops, Bars
and
Restaurants

06

Tube Line
Links

06

Acre Mixed-
Use Scheme

26

Acres of
Open
Space

10

New Public
Parks &
Squares

03

Mainline
Stations
Nearby



KEY TRAVEL TIMES

King's Cross _____ <01 MIN

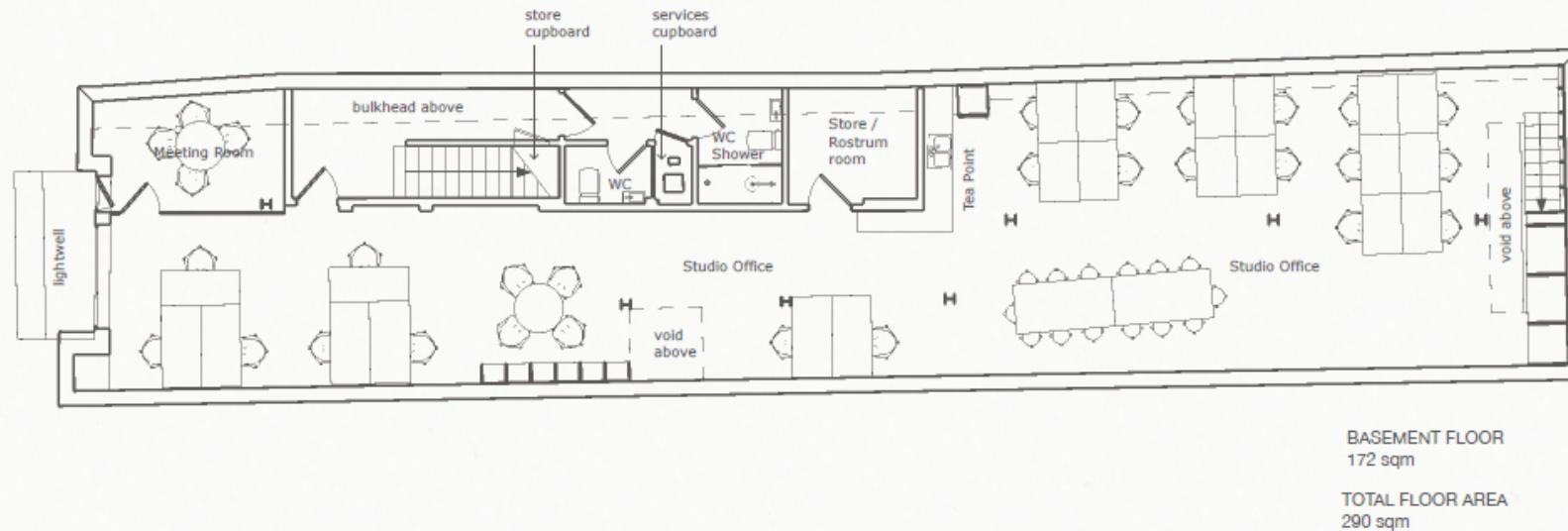
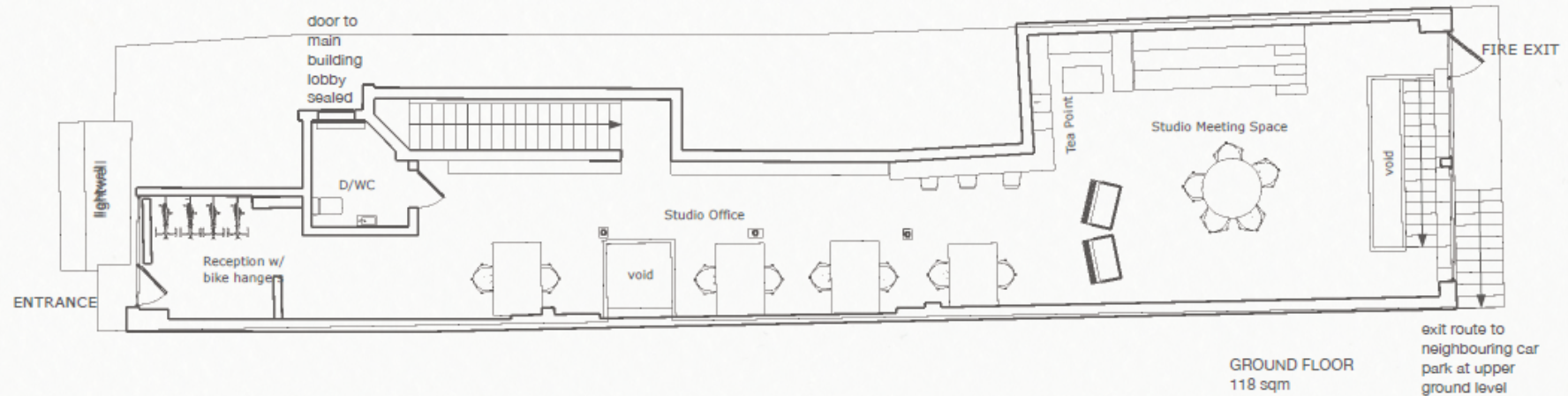
St Pancras International _____ 03 MINS

Euston _____ 11 MINS

Farringdon (Via King's Cross) _____ 03 MINS

Oxford Circus (Via King's Cross) _____ 05 MINS

FLOORPLAN & AREAS



TOTAL FLOOR AREA
290 sqm

NET INTERNAL AREA (NIA): 2,561 SQ FT
GROSS INTERNAL AREA (GIA): 3,122 SQ FT

GET IN TOUCH

David Hume

07776 594 945

David.Hume@nmrk.com

Charlotte Penrice

Charlotte.Penrice@nmrk.com

m +44 7776 594 945

Dulcie Hopkinson-Woolley

07742 883 775

Dulcie.Hopkinson-Woolley@nmrk.com



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