

# FOCUS POINT, KINGS CROSS

## 21 CALEDONIAN ROAD N1 9DX

3<sup>RD</sup> FLOOR - 5,777 SQ FT

EDWARD CHARLES  
& PARTNERS W 1  
CHARTERED SURVEYORS



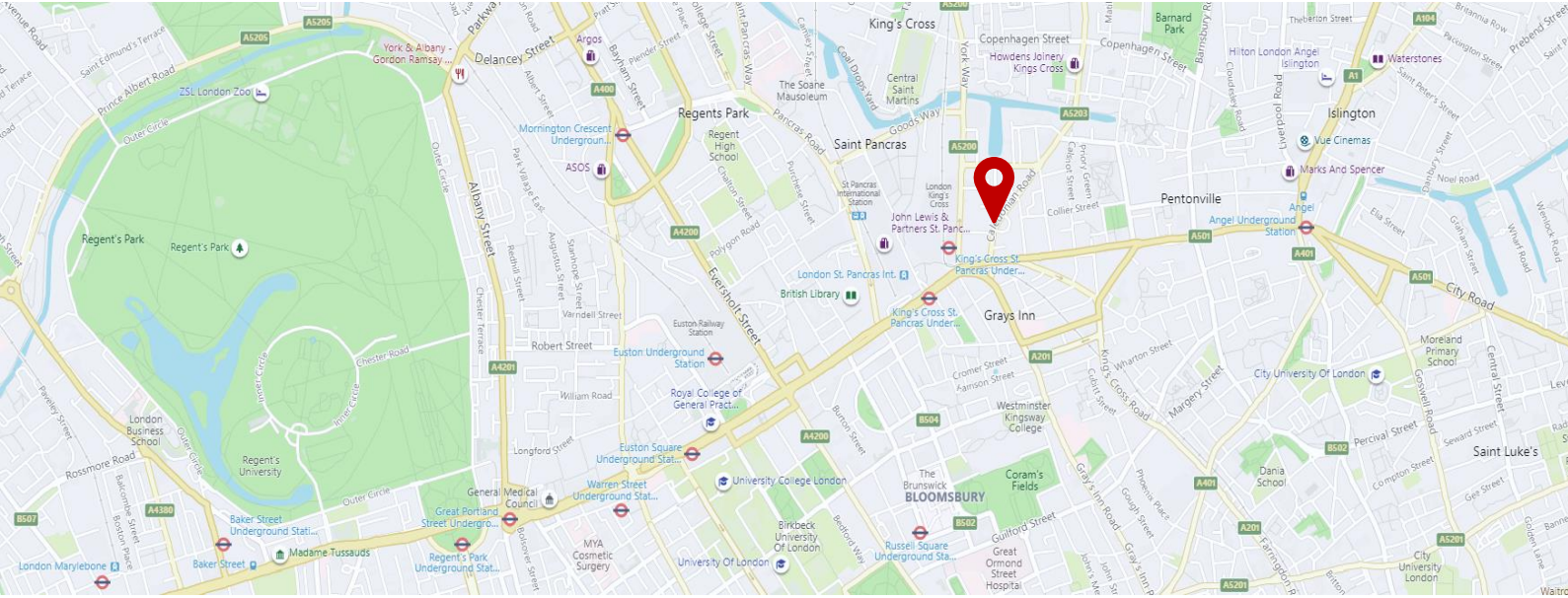
### FITTED AND READY TO OCCUPY – STUNNING KINGS X HQ OFFICE SPACE

Focus Point is a prominent building on the Regents Quarter Estate which sits directly adjacent to Kings Cross Station. The office space is offered fully fitted and furnished, it is of exceptional quality and benefits from the configuration and wider building amenities listed below:

Reception & Concierge	Meet Area & agile work lounge	X4 Dedicated meeting rooms	X3 Private offices	Contemporary designed space	Dedicated desking for up to 40 staff
Full height glazed windows	Private terrace	24 Hr Access	Passenger lifts	Secure bike racks (on estate)	WC's & showers

Edward Charles & Partners | 1 Marylebone High Street London W1U 4LZ

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## LOCATION

The property is located on Caledonian Road, close to Kings Cross station on the Regents Quarter Estate.

Kings Cross and the surrounding area benefits from a globally recognised mix of retail, restaurants, and leisure.

Such as the new Standard Hotel a short walk away!

## TRANSPORT

Kings Cross St Pancras Station (2 min walk) National Rail, Eurostar, & Various Underground Lines

Various bus routes available along Caledonian Road, York Way & Pentonville Road.

FLOOR	SIZE (SQ FT)	RENT	RATES	SC	TOTAL COST
3 <sup>rd</sup> Floor	5,777	£70.00 psf	£21.00 psf	£12.00 psf	Est. £103.00 psf
<b>Total</b>	<b>5,777</b>	<b>£405,000</b>	<b>C.£122,000</b>	<b>C.£70,000</b>	<b>Est. £597,000 pa</b>

**TENURE** Leasehold  
**LEASE** Available by way of sublease for a term to October 2022. Consideration will be given to an Assignment, please enquire for further information.

**EPC** Available on request  
**OTHER** Available on completion of legal' s.

## VIEWING

Strictly by appointment through landlord's joint sole agents:

Edward Charles & Partners  
020 7009 2300

Ian Bradshaw  
[ibradshaw@edwardcharles.co.uk](mailto:ibradshaw@edwardcharles.co.uk)

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