



(Ground Floor) 1 Lorenzo Street

Kings Cross, WC1X 9DJ

**VIRTUAL TOUR AVAILABLE -
TO LET - REFURBISHED SELF-
CONTAINED GATED OFFICE
(B1) PREMISES**

2,904 sq ft
(269.79 sq m)

- Secured Gated Development
- Comfort Cooling (Not Tested)
- Demised WCs
- Shower
- 1 x Car Parking Space
- 24 Hour Access
- Wood Flooring

(Ground Floor) 1 Lorenzo Street, Kings Cross, London, WC1X 9DJ

Summary

Available Size	2,904 sq ft
Rent	£159,720 per annum Quoting
Rates Payable	£49,896 per annum
EPC Rating	Upon Enquiry

Description

Comprising the Ground Floor of a self contained modern building in the heart of the rejuvenated King's Cross. Benefiting from excellent natural light, exposed brickwork and high ceilings, the office is ideal for companies in the creative and media sectors.

Location

The property is located on the West side of Lorenzo Street, close to the junction with Pentonville Road. Transport links are excellent with King's Cross St Pancras (Hammersmith and City, Metropolitan, Northern, Piccadilly and Victoria Lines) and London King's Cross (First Hull Trains, Grand Central, Great Northern and Virgin East Coast) Stations all within easy walking distance. Numerous bus routes operate within close proximity.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Ground	2,904	269.79	To let	Available
Total	2,904	269.79		

Specification

- Secured Gated Development
- Comfort Cooling (Not Tested)
- Demised WCs
- Shower
- 1 x Car Parking Space
- 24 Hour Access
- Wood Flooring
- Superb Natural Light
- Perimeter Trunking
- Meeting Room
- Bike Storage
- High Ceiling
- Exposed Brickwork
- Fitted Kitchen/Break Out Area

Viewings

Strictly through Robert Irving Burns.

Terms



Viewing & Further Information

Henry Bacon
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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is no way guaranteed. Generated on 09/10/2020

A new Full Repairing & Insuring Lease contracted outside the Landlord & Tenant Act 1954 is available direct from the Landlord for a term to be agreed.