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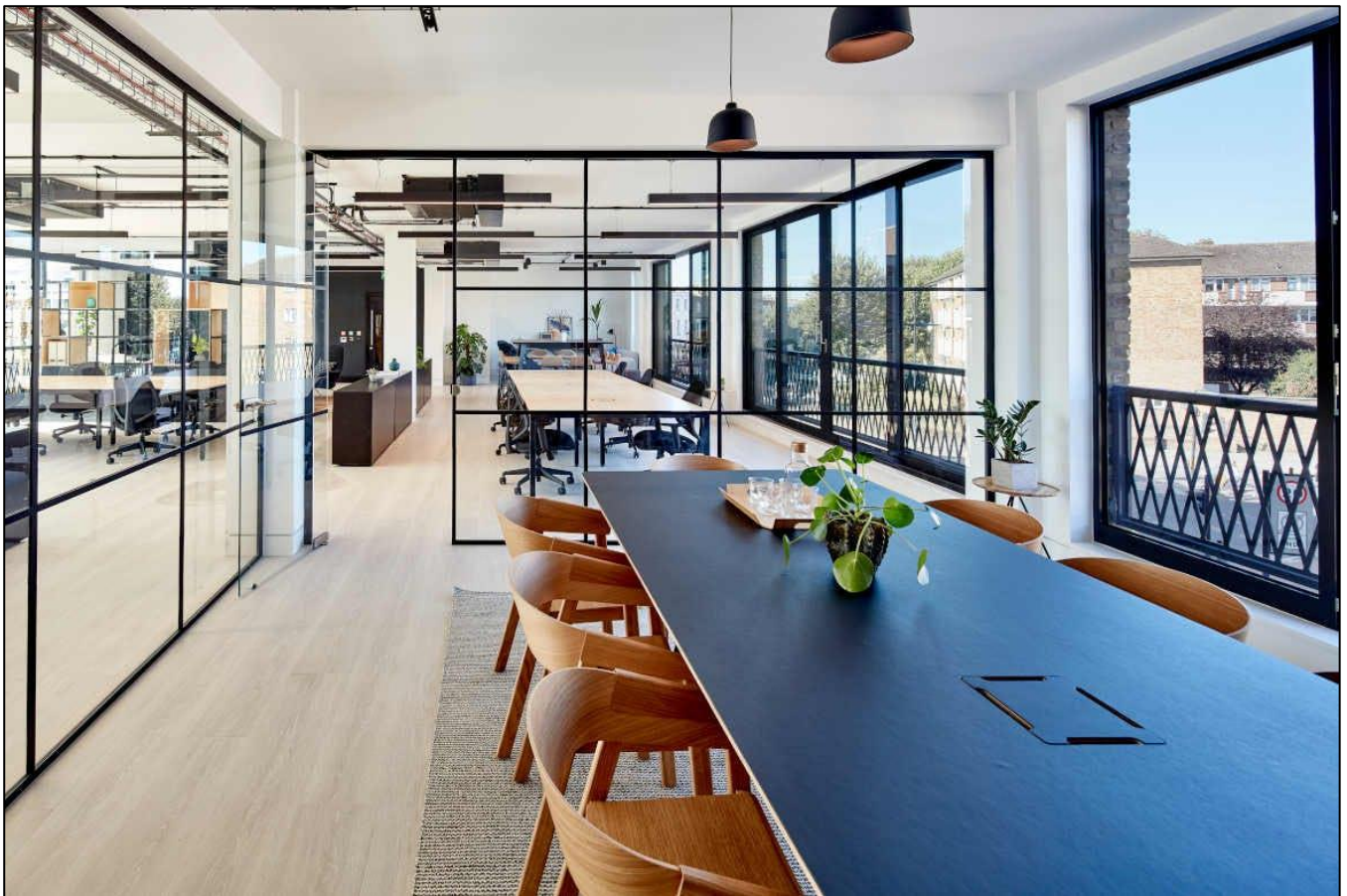
Office Space

26-34 desks

Turnkey office space in Kings Cross for £17,500 per calendar month

MANAGED OFFICE

The Brewery Building, 55-61 Brewery Road, London N7 9QH



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.

TRANSPORT

Caledonian Road (Piccadilly line)

Caledonian & Barnsbury (London Overground)

King Cross Station (Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines)

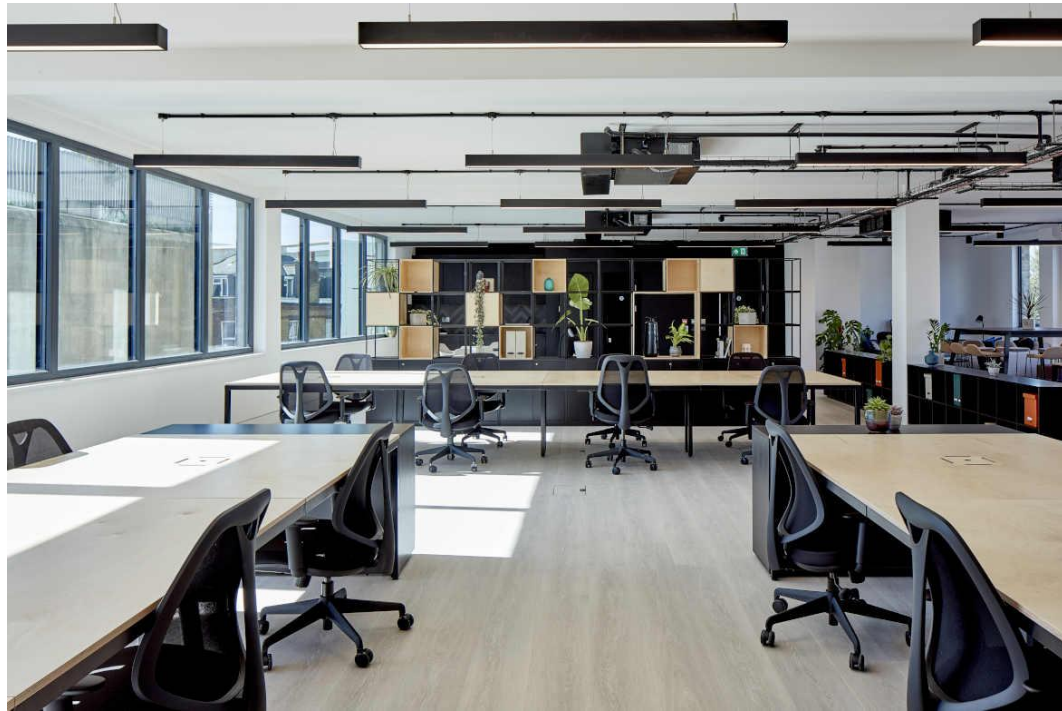
St Pancras (Mainline services and Eurostar International)

Camden Town (Northern line)

Santander Cycles – York Way (150 yards)

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The Brewery Building has been redeveloped and designed by award winning architects Squire & Partners.

The third floor has been fully fitted and furnished as part of this redevelopment. This stunning fit out has been carried out to minimise costs and provide immediate occupation for an incoming tenant.

The communal areas boast excellent facilities such as cycle storage, showers, passenger lift, disabled WCs & impressive reception.

AMENITIES

- Fully fitted office solution
- Air conditioning
- Fibre connectivity
- 26 desks
- 3 breakout areas
- Meeting rooms
- Kitchenette
- Juliette balconies
- Excellent natural light
- 2.9m floor to ceiling height
- Passenger lift
- 18 cycle spaces
- 4 showers
- Disabled WCs

Floor	Size <i>Sq. Ft.</i>	No. Of Desks	Total Managed Cost (includes rent, service charge, business rates, cleaning & utilities)		
			<i>Per Sq. Ft.</i>	<i>Per Calendar Month</i>	<i>Per Annum</i>
Third	2,386	26-34	£88.00	£17,500	£210,000

LEASE

A new lease is available direct from the freeholder for a term by arrangement.

EPC

Rated B

PLEASE CONTACT

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