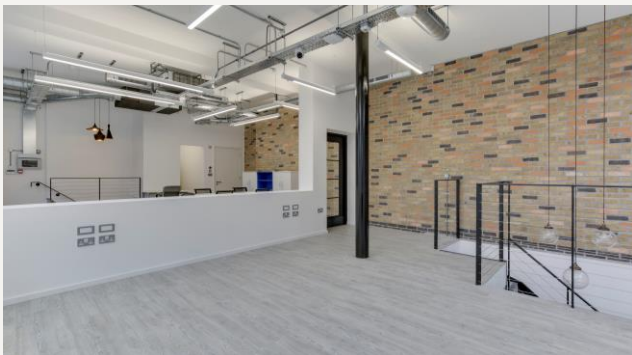


A modern office space with a high ceiling, exposed ductwork, and large windows. The room features white desks, black mesh chairs, and a light-colored wooden floor. The windows offer a view of a city street with buildings and a tram. The text 'Susskind' is overlaid in the center-right of the image.

Susskind

2 Acton Street WC1

Prominently positioned on the corner of Acton Street and Kings Cross Road, what used to formally be a traditional Public House now offers brand new, self-contained and fully-fitted office accommodation in the heart of Kings Cross.



Offering an abundance of character, the office accommodation benefits from the use of a demised kitchenette and a shared meeting room by arrangement. The property also benefits from self-contained WC/Shower facilities.



2 Acton Street WC1

Summary

A self-contained, newly refurbished former public house office space with characterful features is ready for immediate occupation.

Features

- Meeting rooms (shared arrangement)
- Generous floor to ceiling height
- Kitchenette
- Exposed brickwork and exposed services throughout
- New modern lighting
- Storage
- Fully air conditioned and mechanically ventilated
- WC & shower facilities
- Prominent corner position

Transport

- King’s Cross
- St Pancras International
- Farringdon

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

The potential to also sell the long leasehold.

EPC

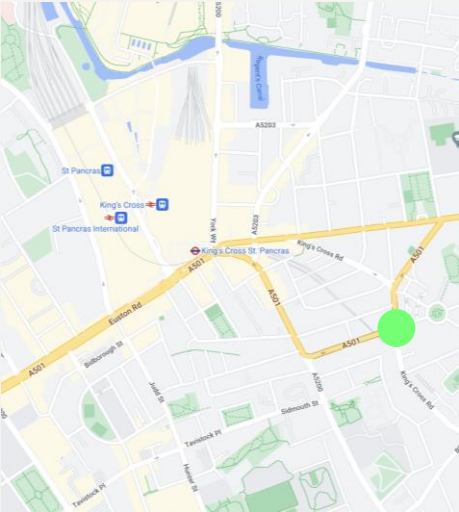
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge Sq Ft	Business Rates* Sq Ft	£/PCM	Status
Ground & Lower Ground	1,455	£42.50	£4.65	£15.00	£7,535.69	Available

*Interested parties should make enquiries with the local authority.

Map



2 Acton Street WC1

Viewing via sole agents

For further information and inspections please contact sole agents:

Elle Whayman
07791 785 253
Elle@susskind.london

Ollie Lazarus
07805 756 620
Ollie@susskind.london

Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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