



Ground floor

114 Kings Cross Road, London, WC1X 9DS

Ground floor shop To Let in the heart of King's Cross.

397 sq ft
(36.88 sq m)

- Availability: January 2026
- King's Cross and Angel Stations within walking distance
- Electric shutter
- High footfall
- Prime Kings Cross location
- 397 sq.ft.
- New lease
- Fantastic natural light

Ground floor, 114 Kings Cross Road, London, WC1X 9DS

Summary

Available Size	397 sq ft
Rent	£30,000 per annum
Rates Payable	£750 per month
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

A 397 sq. ft. retail unit in a great spot on Kings Cross Road is now available. It has a stylish interior with high ceilings and a large shopfront with an electric shutter, attracting lots of foot traffic. There's also a private WC and a kitchenette to the rear of the premises.

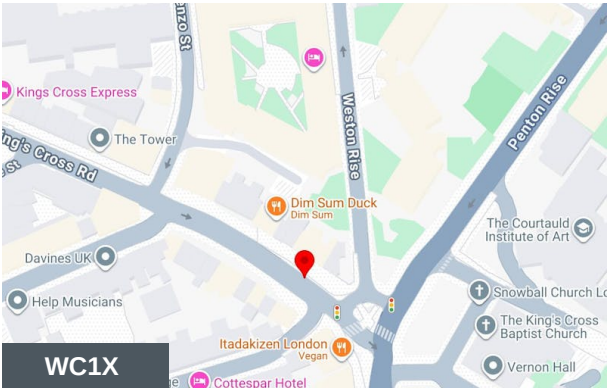
Location

Kings Cross Road is a vibrant area with a mix of shops and houses. It offers something for everyone, from popular national retailers to unique independent stores. You'll find everything from arts and crafts to modern convenience shopping, along with quirky shops. The road leads towards Kings Cross St Pancras Underground Station, just 120 yards away, and the Travelodge London, about 0.2 miles from the premises. There are also a variety of cafés, restaurants, and other retailers throughout the area.

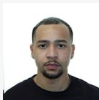
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	397	36.88	£30,000 /annum	Available
Total	397	36.88		



Viewing & Further Information

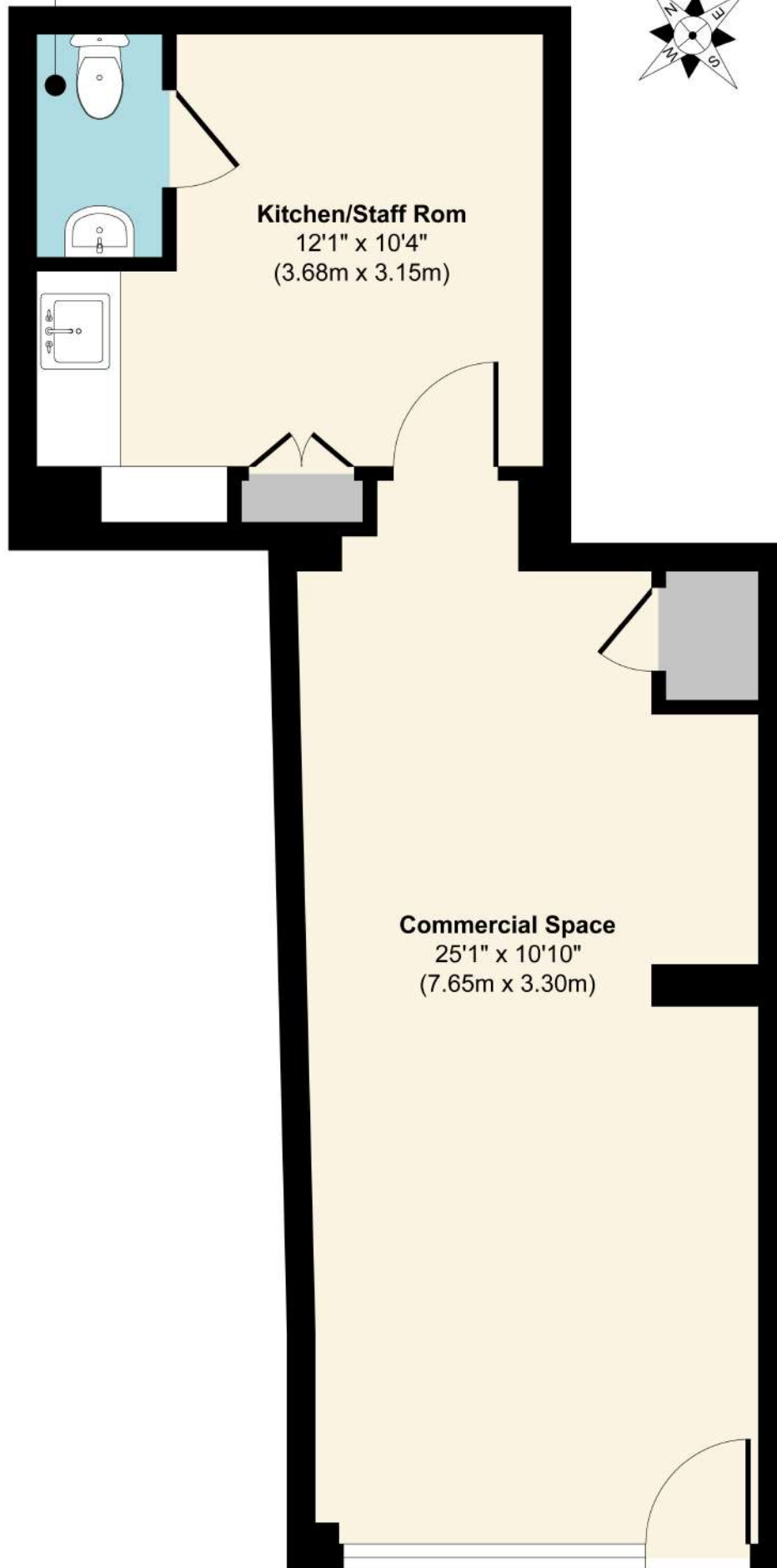


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WC
5'4" x 3'0"
(1.63m x 0.91m)



Ground Floor

Approx. Gross Internal Floor Area 397 sq. ft / 36.88 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property