

# 25-28 FIELD STREET

Kings Cross



LDG



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25-28 Field Street







## DESCRIPTION

A creative workspace available within a warehouse style building benefitting a strong industrial style finish with exposed steel beams. Tenant's also have access to a shared roof terrace and the building is well known for its commissioned street art mural by Riccardo Matlakas.

## HIGHLIGHTS

- Attractive Warehouse Style Building
- Feature Exposed Steel Beams
- Good Natural Light From 2 Sides
- Large Shared Roof Terrace
- Shared Cloakrooms
- Commissioned Street Art Mural By Riccardo Matlakas
- Shared Kitchenette

## LEASE

New lease. The lease is contracted outside the landlord and tenant act.

## CONNECTIVITY

The building benefits from fibre connectivity. Further information is available upon request.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## VAT

The building is elected for VAT

## COMMUTE

Kings Cross. 3 mins  
St Pancras International. 5 mins  
Angel. 15 mins

## PARKING

JustPark Field Street, right outside!

## FOODIE HOTSPOTS

- Mildreds - German Gymnasium  
- Pizza Union - Flat Iron

## LIQUID LUNCH

- Spirit Land - Betjeman Arms  
- The Lighterman - Gothic Bar

## A STRETCH AWAY

- The Fore - Amica 365  
- Frame - Kings Cross Fitness



| Demise | sq ft | Rent            | Rates Payable | Service charge | Total month | Total year |
|--------|-------|-----------------|---------------|----------------|-------------|------------|
| 2nd    | 297   | £16,500 / annum | £0.01 / annum | £3,500 / annum | £1,666.67   | £20,000.01 |
| Total  | 297   |                 |               |                | £1,666.67   | £20,000.01 |

Ready to talk?



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