

**OFFICE SPACE IN KINGS CROSS**

55-61 Brewery Road

London, N7 9QH

Turnkey office space in Kings Cross

To Let**2,386 sq ft**

(221.67 sq m)

- 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

Summary

Available Size	2,386 sq ft
Rent	£83,510 per annum
Rates Payable	£36,720 per annum
Service Charge	£17,895 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	B

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.

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

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
3rd - Office Space	2,386	221.67	Available
Total	2,386	221.67	

Rent

£83,510 pax plus Vat

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Legal Costs

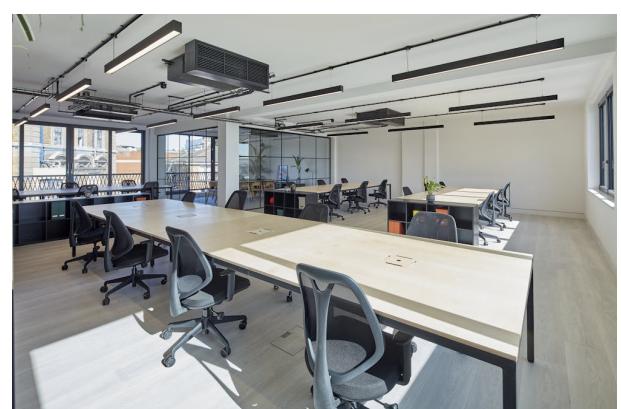
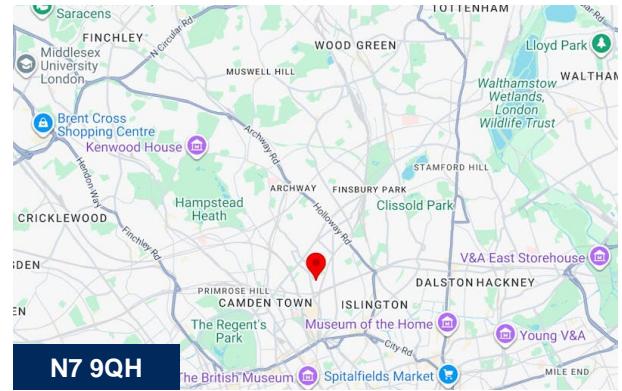
Each Party to bear their own Legal Costs

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through joint Sole agents



Viewing & Further Information



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