



GRADE A OFFICE SPACE IN KINGS CROSS

55-61 Brewery Road

London, N7 9QH

**Grade A Turnkey office space in
Kings Cross**

**Ideal For Leisure/ Creative/ Media/
Medical Use**

To Let

4,299 sq ft
(399.39 sq m)

- Fully fitted office solution
- Air conditioning
- Fibre connectivity
- Meeting rooms
- Excellent natural light
- Passenger lift
- Ideal For Leisure/ Creative/ Media/
Medical Use
- Kitchenette

Summary

Available Size	4,299 sq ft
Rent	£120,000 per annum
Rates Payable	£68,160 per annum
Service Charge	£18,742.50 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (33)

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 available space is arranged on the ground and first floors which is connected via its own internal staircase. The premises has been fully fitted and furnished as part of this redevelopment. This stunning fit out has been carried out to minimize 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 areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	2,104	195.47	Available
1st - First Floor	2,195	203.92	Available
Total	4,299	399.39	

Rent

£120,000 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

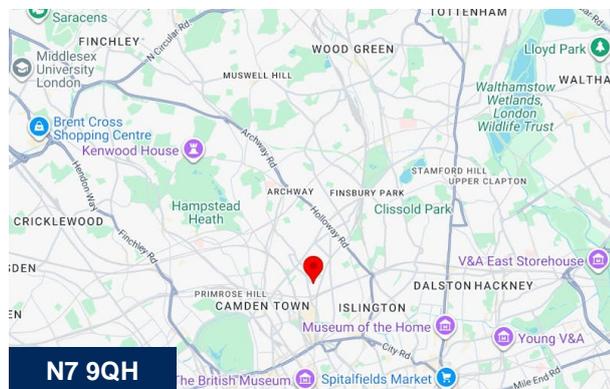
Each Party to bear their own Legal Costs.

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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