

144-146 KINGS CROSS ROAD

LONDON, WC1X 9DU

FOREST
REAL ESTATE

Andrew Murray & Co
Chartered Accountants & Estate Agents

Desai & Co
ACCOUNTANTS

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144-146 KINGS CROSS ROAD
LONDON WC1X 9DU
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TO LET

128 TO 678 SQ FT

A selection of modern office space available on flexible terms.

Key Features

- Good Natural Light
- WC's
- Fully Fitted
- Heating
- Secure Garage Available by Separate Negotiation
- Prominent Corner Position
- Kitchenette
- Suitable for Various Class E Uses
- Large Entrance
- Close Proximity to Kings Cross Station

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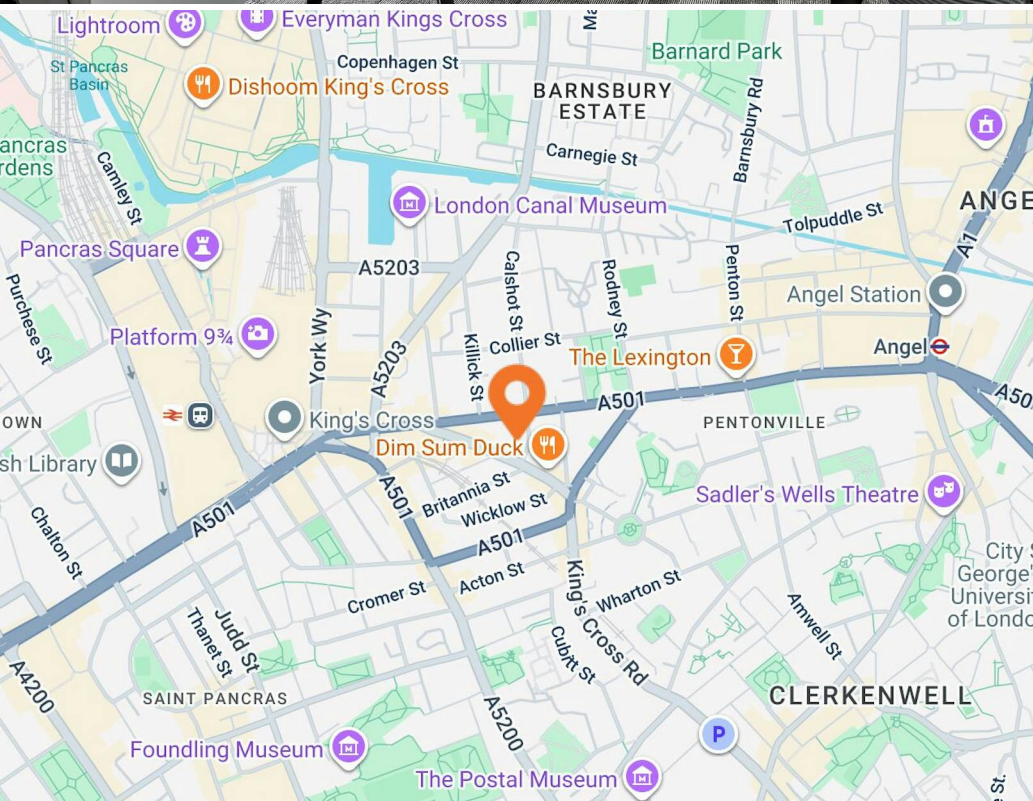


Description

A selection of contemporary office spaces are available for immediate occupation, offered on flexible lease terms to suit a range of business needs. Situated in a prime central location, these offices benefit from excellent transport connections, vibrant surrounding amenities, and the prestige of being in one of London's most dynamic and rapidly developing districts making them ideal for start-ups, established companies, and project teams seeking a well-connected base.

Location

King's Cross Road sits in a prime central London location between King's Cross and St Pancras stations, offering exceptional transport links via six Underground lines, national rail, Eurostar, and numerous bus and cycle routes. The area has undergone major regeneration, transforming into a vibrant hub with modern offices, stylish dining at Coal Drops Yard, cultural attractions like the British Library, and public spaces such as Granary Square. Residents and businesses benefit from excellent amenities, a diverse community, and easy access to green spaces and the Regent's Canal, making it one of London's most connected and dynamic districts.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	254	23.60	£19,050 /annum	Available
Unit - 2	128	11.89	£9,600 /annum	Available
Unit - 3	129	11.98	£9,675 /annum	Available
Unit - 4	167	15.51	£12,525 /annum	Available
Total	678	62.98		
Lease	New Lease			
Rent	£75 per sq ft Rent is Fully Inclusive of Rates, Service Charge and Utilities.			
Rates	N/A			
Service Charge	N/A			
VAT	Not applicable			
EPC	On application			

Contact

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