

NEWLY REFURBISHED OFFICE SPACE WITHIN CLOSE PROXIMITY TO KINGS CROSS STATION



144-146 Kings Cross Road, London, WC1

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PROPERTY

Nearest Tube Stations: St Pancras
International, Kings Cross St Pancras
Underground & Angel

- Self-contained office spaces
- Characterful warehouse building
- Recently refurbished
- Excellent natural daylight
- Kitchenette
- Great floor to ceiling height
- Central heating
- Perimeter trunking
- Fully fitted with 4 meeting rooms
- Demised Male & Female WC's

| FLOOR | SQ FT APPROX | RENT PER SQ FT | SERVICE CHARGE PER SQ FT | RATES PER SQ FT APPROX |
|-----------------|--------------|----------------|-----------------------------|---------------------------|
| 1 ST | 1,941 | £49.50 | Nominal | £14.00 |
| Ground | 1,100 | £49.50 | | |
| TOTAL | 3,041 | £49.50 | Nominal | £14.00 |

*Floors can be taken together or separately

LEASE

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

An EPC has been commissioned and will be available on request.

For further information and
Inspections please contact sole
agents:

RICHARD SUSSKIND
0207 831 8311

Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.