



**Susskind.**

**144-146 Kings Cross Road WC1**

146.co.uk

Located just moments from Kings Cross station this prominent corner office building offers ground floor accommodation with direct street entrance. The available space provides a mix of open plan offices and private meeting rooms.



# 144-146 Kings Cross Road WC1

## Summary

Ground floor office/showroom premises with dedicated entrance situated close to Kings Cross

## Features

- Dedicated entrance from Kings Cross Road
- Characterful warehouse building
- Good natural light
- Central heating
- Great floor to ceiling height
- Suitable for office/showroom accommodation
- Perimeter trunking
- Demised Male & Female WC's
- Kitchenette

## Transport

- St Pancras International
- Kings Cross St Pancras Underground
- Angel

## Lease

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

## EPC

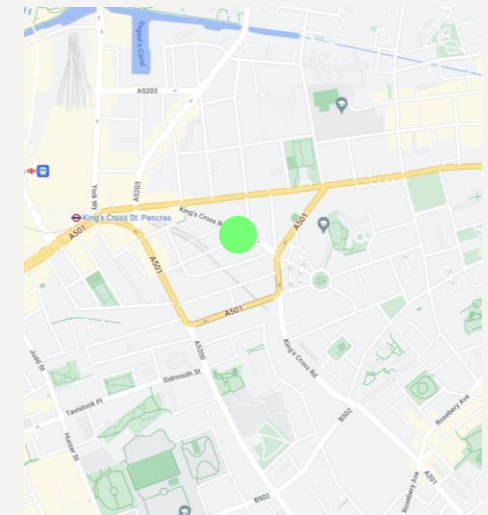
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent PA	Service Charge	Business Rates*	£/PCM	Status
Ground	1,100	£40,000	Nominal	£11.39	TBC	Available
<b>Total</b>	<b>1,100</b>	<b>£40,000</b>	<b>Nominal</b>	<b>£11.39</b>	<b>TBC</b>	<b>Available</b>

\*Interested parties should make enquiries with the local authority.

## Map





## 144-146 Kings Cross Road WC1

---

### Viewing via sole agents

For further information and inspections please contact sole agents:

Ashley Goodman  
07973 184 329  
Ashley@susskind.london

Roni Rosenberg  
07702 643 317  
Roni@susskind.london

---

### Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

---

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

T +44 (0) 207 831 8311  
E hello@susskind.london  
W susskind.london

# Susskind.