

**Entire Ground & First Floors**
2,071 Sq Ft / 192.4 Sq M**LOCATION**

The property is located on the West side of Lorenzo Street, close to the junction with Pentonville Road. Transport links are excellent with King's Cross St Pancras (Hammersmith and City, Metropolitan, Northern, Piccadilly and Victoria Lines) and London King's Cross (First Hull Trains, Grand Central, Great Northern and Virgin East Coast) Stations all within easy walking distance. Numerous bus routes operate within close proximity

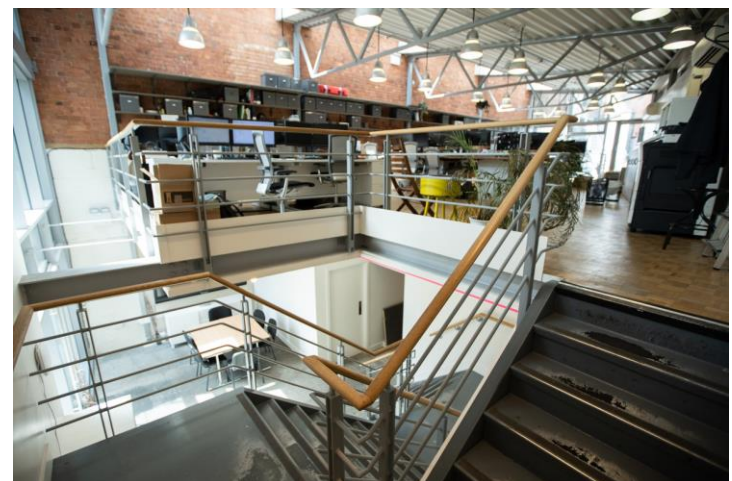
DESCRIPTION

The premises is a fully self-contained office building arranged over ground and first floors. The floors benefit from superb front and rear natural light and demised WC and kitchen areas.

The ground floor is fitted with a break out area and meeting room. The first floor provides high ceilings with exposed beams and exposed brickwork.



2 LORENZO STREET LONDON WC1X 9DJ





2 LORENZO STREET LONDON WC1X 9DJ

AMENITIES

Demised WCs
Audio Entry System
Great Transport Links
Fully Self-Contained
Excellent Natural Light

Air-Conditioning
Exposed Brickwork
Bicycle Racks
Demised Kitchen
Fibre In Building

TERMS

A new sub-lease for a term to be agreed until February 2025.

RENT

£49.50 per sq ft per annum

RATES

£17.43 per sqft (2023/2024)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

£2.84 per sq ft.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately

Viewings by arrangement through sole agents: -

Jake Doffman
jdoeffman@nobleharris.co.uk
020 7291 6144
079 0408 2118

Carl Dobrin
cdobrin@nobleharris.co.uk
020 7291 6141
075 4507 7959

Matthew Noble
mnoable@nobleharris.co.uk
020 7291 6142
079 8099 1214

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

The Noble Harris Partnership, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in decided whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Noble Harris, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Noble Harris or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Noble Harris include any joint agents acting with Noble Harris.