

TO LET**SELF-CONTAINED PROPERTY IN EXCELLENT KINGS CROSS LOCATION**

SUITABLE FOR NEW BUSINESS CLASS E
(OFFICE, MEDICAL, GYM, RETAIL ETC.)

148 KING'S CROSS ROAD, LONDON WC1X 9DH



1,039 SQ. FT. - GROUND, 1ST, 2ND & 3RD FLOORS

LOCATION ([GOOGLE MAPS LINK](#))

The property is located on the East Side of Kings Cross Road at the junction of Pentonville Road and Grays Inn Road Kings Cross Station (Piccadilly, Hammersmith and City, Northern, Metropolitan and Victoria Line) is a short walk away (0.3 miles). Local occupiers include AMS Media Group, Cineflix Productions, Meta and Davines. Local restaurants include Delilicious 2 go, Big Chill Kings Cross and Honest Burger to name a few.

rib.co.uk

19 Margaret Street, London W1W 8RR

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DESCRIPTION

This self-contained property is arranged over four floors. It offers a bright and modern premises suitable for a range of occupiers. The building has convenient access points, exposed metal beams and brickwork, and a mezzanine on the first floor. The property benefits from an abundance of natural light, AC (not tested), kitchenette and break room along with shower facilities. Other amenities include video entry system, wall-mounted radiators, and perimeter trunking.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Available on request.

VAT

TBC.

FINANCIALS

| Floor | Ground, 1st, 2nd & 3rd Floors |
|---------------------------------------|-------------------------------|
| Size (sq.ft) | 1,039 |
| Quoting Rent (p.a.) excl. | £58,000 |
| Rates Payable (p.a.) | £11,894 |
| Service Charge (p.a.) | TBC |
| Estimated Occupancy Cost (p.a) | £69,894 |

AMENITIES

- Natural light
- Video Entry System
- AC (Not tested)
- Double glazed windows
- Kitchenette
- Wall mounted radiators
- Perimeter trunking
- Male and Female WC's
- Shower facilities

VIEWINGS:

Strictly through Robert Irving Burns.

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In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.