



MODERN OFFICE IN THE HEART OF KX

Derbyshire House, St. Chad's Street

London, WC1H 8AG

A 1st floor suite within a well located office building with a glorious roof garden + avant garde on site meeting and conference rooms

3,200 sq ft
(297.29 sq m)

- Dedicated fibre in the building
- Fab roof garden
- A minute's walk to KX station
- On site concierge
- Garden square environment
- Classic art deco style building
- Various meeting rooms and private offices
- Comfort cooling
- Perimeter trunking
- Communal showers and bike store

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Summary

Available Size	3,200 sq ft
Rent	£168,000 per annum
Rates Payable	£60,416 per annum
Service Charge	£41,600 per annum Includes electricity and other utility costs.
EPC Rating	Upon Enquiry

Description

A modern, 1st floor suite with windows to all elevations and benefitting from excellent natural light.

This office has its own kitchen along with various meeting rooms in place although Derbyshire House also has excellent on site meeting and conference room facilities. Tenants of this building also enjoy use of an expansive communal roof terrace with commanding views of King's Cross and The City.

Location

Derbyshire House is located in St Chad's Street, spanning the block between Argyle Street and Belgrove Street and overlooks the calming foliage and greenery of Argyle Square.

This property is a moment's walk to Euston Road and the supremely well connected King's Cross and St. Pancras Stations.

Accommodation

The accommodation comprises of the following size and costs inclusive of rent, service charge and business rates:

Floor/Unit	Sq ft	Total /sq ft	Total /month	Total /year
1st	3,200	£84.38	£22,501.33	£270,016

Terms

A new lease directly from The Landlord.

VAT

VAT payable on the service charge only.

Availability

This property is available to occupy in Q2, 2022.

Inspections

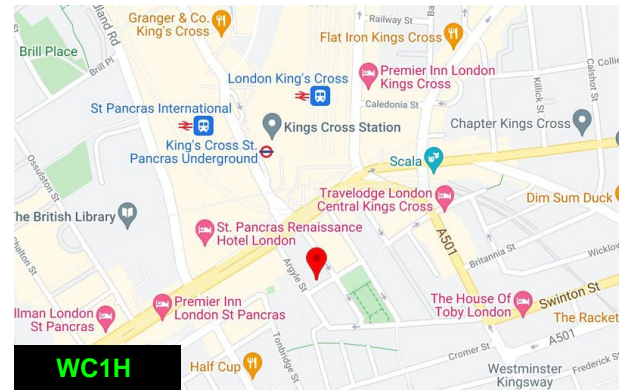
All inspections via Ashurst Real Estate.

Visit this property's dedicated web site

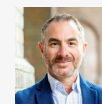
Where you can find further information and photos. <https://m.search-prop.com/derbyshire-house-london>

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Viewing & Further Information



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