

**MOVE FROM SERVICED TO OWN OFFICE!!**

**30 Field Street**  
London, WC1X 9DA

**A well located, self contained modern office within a five minute walk of King's Cross station + all amenities**

**676 sq ft**  
(62.80 sq m)

- Suitable for a variety of differing uses under Class E
- Own front door
- Currently arranged with 9 desks + break out area
- Fitted kitchen
- Cycle parking + shower
- Timber floors
- LED lighting
- Economic rent, low service charge + Business Rates

# 30 Field Street, London, WC1X 9DA

## Summary

Available Size	676 sq ft
Rent	£2,675.00 per month
Rates Payable	£998 per month estimated rates payable
Service Charge	£150 per month estimated monthly service charge
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

## Description

30 Field Street is a stylish, modern office that has recently been fully refurbished to a contemporary style and has attractive, exposed structural steels and large glazed windows to the front with skylights to the rear.

Benefitting from its own direct front door and no shared facilities, this self contained, ground floor office provides a spacious working environment for 10 people and comes with existing furniture in place for 9.

## Location

Field Street is a quiet yet central location and just a 5 minute walk to King's Cross and St. Pancras Stations.

King's Cross and St Pancras stations provides easy access to London Underground's Piccadilly, Northern, Victoria, Circle, Metropolitan and Hammersmith and City lines and well as national and international rail services.

## Accommodation

The accommodation comprises the following floor area and costs:

Name	sq ft	Monthly Rent	Total month	Total year
Ground	676	£2,675	£3,823	£45,876

## Terms

This property is offered with a new lease directly from the Landlord.

## Availability

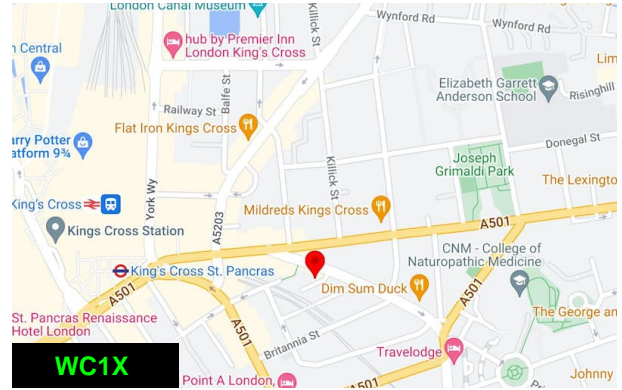
This property is available from June 2024 although possession could be given earlier.

## Visit this property's dedicated website

Further information, photos, floor plan and EPC can be seen at <https://bit.ly/30FieldStreet>

## Ashurst Real Estate

If this property isn't for you, take a look at other available properties at <https://bit.ly/AshurstREproperties>



## Viewing & Further Information



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