



RARE WAREHOUSE OFFICE TO LET IN KX

1st Floor, Northdown House, 11-21 Northdown Street

N1 9BN

**Refreshed warehouse style
office in the centre of King's
Cross that benefits from
good natural light, exposed
services + raw brick walls**

2,146 sq ft
(199.37 sq m)

- Classic warehouse style
- A few minutes walk to all local amenities
- Fitted kitchen
- Good natural light
- Comfort cooling with exposed services
- Raised access floors
- Lift
- Stylish ground floor reception
- Communal shower
- Onsite bicycle storage

1st Floor, Northdown House, 11-21 Northdown Street, London, N1 9BN

Summary

Available Size	2,146 sq ft
Rent	£118,300 per annum
Rates Payable	£45,066 per annum
Service Charge	£19,314 per annum
EPC Rating	E

Description

Northdown House is an attractive former warehouse building that has since been converted to office use with current availability on the 1st and 2nd floors.

The building is glazed along its full width, front + rear and all floors benefits from great natural light.

With raw brickwork feature walls, exposed air conditioning and LED lighting, Northdown House provides a wonderful contemporary working environment.

Location

This property is located in King's Cross.

Northdown House is situated on Northdown Street and close to its junction with Pentonville Road.

King's Cross and St Pancras Stations are within a 5 minutes walk and provides access to the Northern, Piccadilly, Victoria, Circle, Hammersmith and City and Metropolitan underground lines as well as national and international rail services.

Accommodation

The accommodation comprises the following floor area and costs:

Sq ft	Total /sq ft	Total /month	Total /year
2,146	£85	£15,200.83	£182,410

Terms

A new lease is available on flexible terms.

VAT

This property is elected for VAT, which will therefore be payable on the rent and service charge.

Availability

This property is ready to occupy now!

Inspections

All inspections via Ashurst Real Estate, the landlord's sole agent.

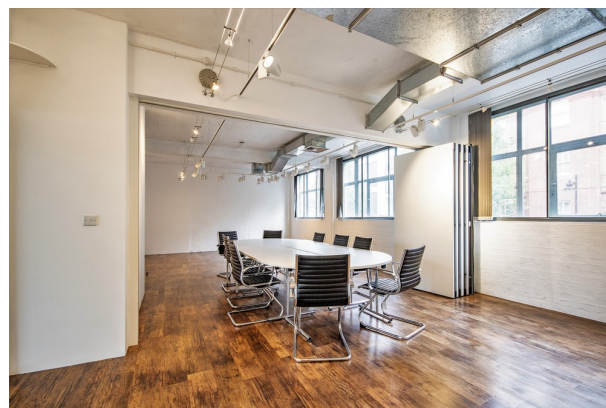
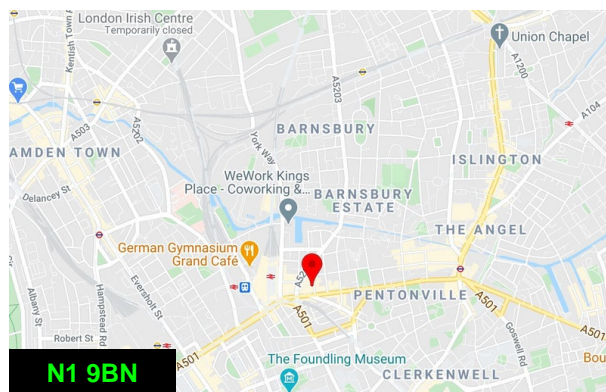
Dedicated Property Microsite

See further information, photos and a virtual video tour at <http://m.search-prop.com/1st-floor-northdown-house-london>

Ashurst Real Estate

If this property isn't what you are looking for, you can see our full range of available properties at

<https://ashurstre.search-prop.com/properties>



Viewing & Further Information

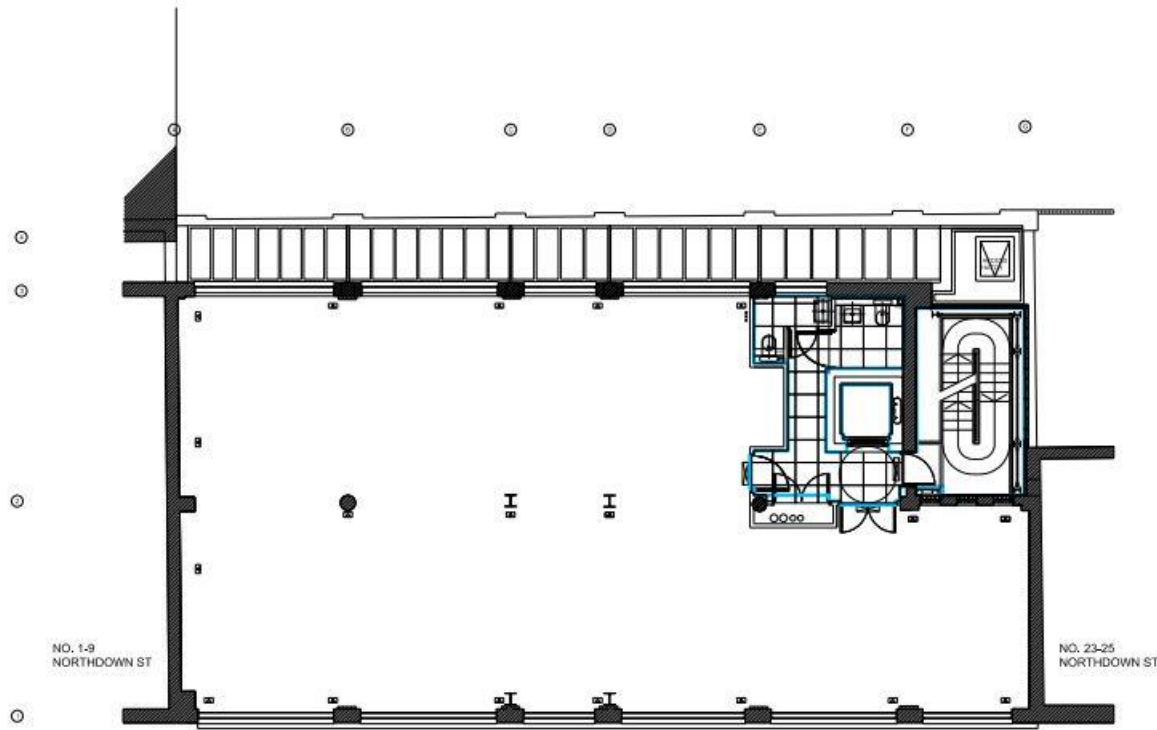



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1ST FLOOR, NORTHDOWN HOUSE, 11-21 NORTHDOWN STREET, LONDON N1 9BN




NORTH

SITE PLAN



SCALE: 1:2500 NORTH

11
10
9
8
7
6
5
4
3
2
1

11
10
9
8
7
6
5
4
3
2
1

Northdown House
11-21 Northdown Street
London N1 9BN

EXISTING 1ST FLOOR
EXISTING PLAN

NO. 11-21
11 MAY 2016

1:2500

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