



WAREHOUSE OFFICE FOR RENT IN KX

2nd Floor, Northdown House

11-21 Northdown Street, N1 9BN

**A classic, open plan,
warehouse style office with
raw brick walls, exposed
ceiling slabs + services and
excellent natural light**

2,207 sq ft
(205.04 sq m)

- Close to the centre of King's Cross
- Meeting room
- Fitted kitchen
- Exposed comfort cooling system
- Raised access floors
- Lift
- Communal shower
- Stylish ground floor reception
- Onsite bicycle storage

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Summary

Available Size	2,207 sq ft
Rent	£121,385 per annum
Rates Payable	£46,347 per annum
Service Charge	£19,863 per annum
EPC Rating	E

Description

Northdown House is an attractive warehouse style office building with current availability over 1st + 2nd floors.

The building has glazing along its full width, both front and rear and each floor benefits from a generous amount of natural light.

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

Location

This property is located in King's Cross.

Northdown House is situated on Northdown Street and is within a 5 minutes walk to Kings Cross and St Pancras Stations. London Underground's Northern, Piccadilly, Victoria, Circle, Hammersmith and City and Metropolitan underground lines as well as national and international rail services are therefore easily accessed.

Accommodation

The accommodation comprises the following size and financial figures:

Floor/Unit	Sq ft	Total /sq ft	Total /month	Total /year
2nd	2,207	£85	£15,632.92	£187,595

Terms

A new lease is available directly from the landlord, either on inclusive or exclusive terms. Flexible terms are available.

VAT

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

Availability

This property is available to occupy now.

Inspections

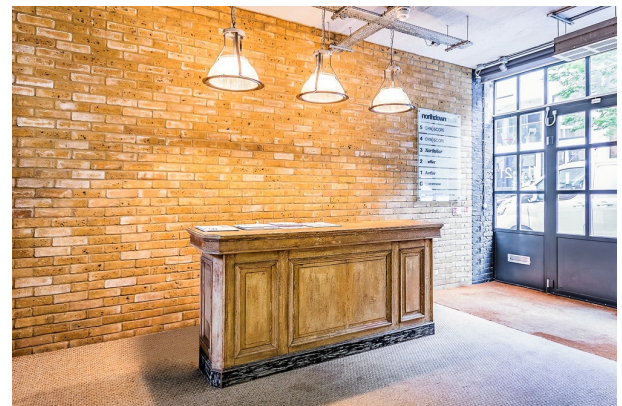
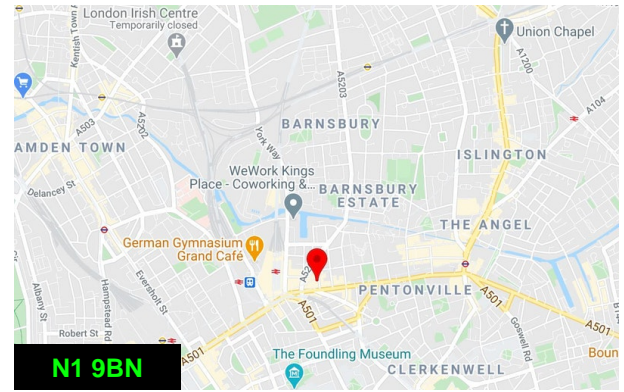
All inspections via the landlord's sole agent.

Visit dedicated property microsite

Where you can see further photos and a virtual video tour <http://m.search-prop.com/2nd-floor-northdown-house-london>

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Viewing & Further Information



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