



ECONOMIC PRICE, PRICELESS OUTLOOK!

14 New Wharf Road

London, N1 9RT

An economic, self contained office that is located a few minutes to the centre of Kings Cross + with views into tranquil Battlebridge Basin

1,391 sq ft
(129.23 sq m)

- Newly refurbished
- Rare waterside location
- 3 minutes to King's Cross station
- Great floor to ceiling height
- New LED lighting
- New wc's + shower
- Economic terms
- Good natural light
- Direct access to Battlebridge Basin

14 New Wharf Road, London, N1 9RT

Summary

Available Size	1,391 sq ft
Rent	£59,150 per annum
Rates Payable	£23,613 per annum
Service Charge	N/A
EPC Rating	D

Description

14 New North Road is a modern, ground floor, studio style office that has been recently refurbished and provides functional, open plan accommodation with good natural light and a voluminous floor to ceiling height.

Location

This property is in King's Cross.

New Wharf Road is off Wharfdale Road and midway between York Way and Caledonian Road.

14 New Wharf Road is located close to the junction with Wharfdale Road and provides direct access and outlooks onto the attractive Battlebridge canal basin.

King's Cross Station is an approximate 3 minutes walk away and provides access to London Underground's Northern, Piccadilly, Victoria, Circle, Hammersmith and City and Metropolitan lines as well as mainline and international rail services.

Accommodation

The accommodation comprises the following floor area and total annual rent, service charge and business rates costs:

Floor/Unit	Sq ft	Total /sq ft	Total /month	Total /year
Ground	1,391	£59.50	£6,897.04	£82,764.50

Terms

A new lease directly from the landlord.

VAT

This property is elected for VAT, which shall therefore be payable on the rent.

Availability

This property is ready for you now!

Inspections

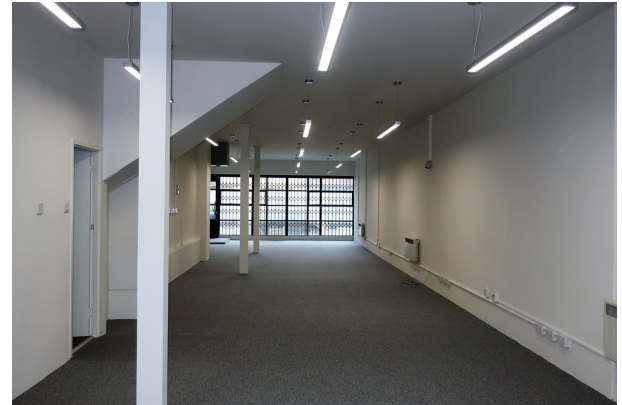
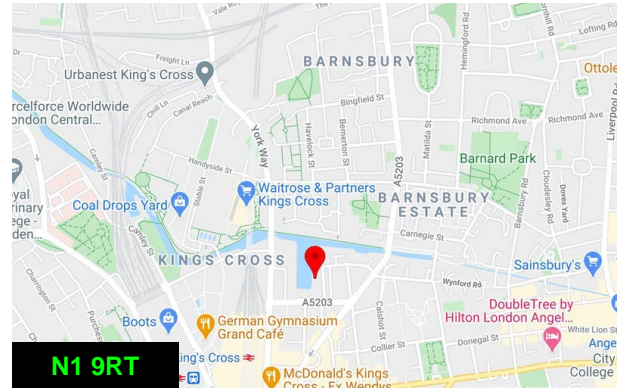
All inspections via the landlord's joint agents, Ashurst Real Estate and Keningtons.

Dedicated Property Microsite

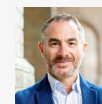
See further information and photos at <http://m.search-prop.com/14-new-wharf-road-london>

Ashurst Real Estate

If 14 New North Road isn't what you are looking for, you can see all of our available properties at <https://ashurstre.search-prop.com/properties>



Viewing & Further Information



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