

RX
LONDON

Two floors of
office space to let

The Brewery Building, 55–61 Brewery Road, NW7

Progressive real estate.
On every level.





The Building

Description

Architecturally redesigned by Squire and Partners, The Brewery Building boasts two bright and contemporary office floors. Both floors are available on an all-inclusive rent to include; furniture, rent, business rates, service charge, internet, cleaning and utilities.

The third floor has been fitted and furnished offering the perfect opportunity for an occupier searching for maximum flexibility and minimum hassle with their office move.

Term

Flexible terms available from 18 months.

All-inclusive rent

Fourth Floor	£17,500 pcm (+ VAT)
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Third Floor	£17,500 pcm (+ VAT)
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TOTAL	£35,000 pcm (+ VAT)
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Location

Located within a 10 minute walk of Granary Square and Coal Drops Yard, The Brewery Building benefits from all the amenities on offer in King's Cross.

Transport links from King's Cross & St. Pancras International and Caledonia Road are within walking distance.

Specification

- Fully fitted and furnished
- Architecturally designed by Squires Architects
- Inclusive rent and managed
- Air conditioning
- Suspended LED Lighting
- Fibre connectivity
- 8 person passenger lift
- WC's & showers on every floor
- Demised kitchenettes
- Secure bike storage
- Juliette balconies
- DDA compliant

Office space



Kitchenette



External





Schedule of Areas

Floor	Sq. ft	Sq. m	Status
Third	2,386	221.6	Available
Fourth	2,390	222.0	Available
Total	4,776	443.6	Available

Floor plan

Third and fourth floor

4,776 sq. ft / 443.6 sq. m

For indicative purposes only. Not to scale.



Jack Rose

+44 (0)20 7096 7050

+44(0)7590 814 753

jack.rose@rx.london

Imogen Purvis

+44 (0)20 7096 7050

+44 (0)7377 978 348

imogen.purvis@rx.london

📷 @rxlondon

info@rx.london

rx.london

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