

# Compton

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## King's Cross

6-24 Britannia Street  
WC1X 9JD

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Coming Soon... Sensational Self-  
Contained  
Office/Studio/Showroom Space  
With Generous Ceiling Heights,  
Mezzanine Levels & Sky Lights

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**For Rent**  
14,865 ft<sup>2</sup>

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020 7101 2020  
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## Location

Located in the thriving district of King's Cross, Britannia Street promises unparalleled accessibility and connectivity. With King's Cross Station just a stone's throw away, the property offers exceptional links to the rest of London, the UK, and Europe through both national rail and the Eurostar. Its position amidst a blend of historic structures and innovative new developments.

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Mezzanine Floor

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## Amenities

- Currently under redevelopment
- Self-contained with own front door directly from Britannia Street
- Superb natural daylight
- Generous floor to ceiling heights
- Generous skylights
- Two unique mezzanine floors
- Brand new air-conditioning
- Modern suspended lighting
- New WCs facilities
- Communal external courtyard
- Loading access direct from Leeke Street

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## Description

The Building is a former industrial warehouse, since occupied by The Gagosian Gallery for the past 20 years, now since vacated.

The development is proposed to refurbish internally throughout the ground floor and to install two mezzanine floors.

The ground floor has very generous floor to ceiling heights.

The windows and front doors are to be replaced with new cool industrial style frames.

There is access from both Britannia Street and Leeke Street at the rear.

There is proposed to be a communal landscaped courtyard to the side of the main building. Additional access via King's Cross Road.

We will be seeking a single occupier.

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## Content

Watch the film



View on Website



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## Terms

New effective full repairing & insuring lease for a term by arrangement



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## Floor Areas & Outgoings

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The accommodation comprises the following areas. These figures are for guidance purposes only and will be subject to final measurement verification post PC.

Name	sq ft	Fitout Concept	Availability
Mezzanine	3,398	CAT A	Under Offer
Ground	11,467	CAT A	Under Offer
Total	14,865		



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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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