

## BRIGHT THREE STORY OFFICE BUILDING TO LET

### 148 KINGS CROSS ROAD, LONDON, WC1 9DH

### 1,039 SQ. FT.



#### LOCATION

The property is located on the East Side of Kings Cross Road at the junction of Pentonville Road and Grays Inn Road. Kings Cross Station (Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria) is a short walk away (0.3 miles). Local occupiers include AMS Media Group, Cineflix Productions and VMR technology. Local foods include Deli-licious 2 go, Big Chill Kings Cross and Honest Burger.

GOOGLE MAPS - [LINK](#)



## DESCRIPTION

This bright and modern, recently refurbished, self contained office building provides excellent working accommodation. There is a large staircase, exposed metal beams and brickwork throughout. The third floor provides a kitchenette/break room including a shower room for employees. The key feature to the building is the floor to ceiling window at the front entrance, with the first floor being a mezzanine.

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

## RENT

£50,000 per annum exclusive

## SERVICE CHARGE

Upon application

## EPC

Available on request.

## BUSINESS RATES

**Local Authority: Islington**

**Current rateable value: £17,750**

Interested parties are advised to make their own enquires.

## AMENITIES

- Natural light
- Video Entry Phone
- New Carpet
- Double glazed windows
- Kitchenette
- Wall mounted radiators
- Perimeter trunking
- Male & Female WC's
- Shower facilities

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

Floor	m <sup>2</sup>	Ft <sup>2</sup>
3rd	20.6	221
2nd	29.7	319
1st	23.0	247
Ground Floor	23.5	252

## VIEWINGS:

Through Robert Irving Burns.

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