



AVAILABLE TO LET

6-9 Cynthia Street, N1

Media style warehouse office | 1,859 sq.ft | £58 per sq.ft | £107,822 pa

**FRESSON
AND TEE**

Stylish and contemporary self contained office

To request a viewing call us on 020 7391 7100

For more information visit <https://realla.co/m/37209-first-floor-6-9-cynthia-street-second-floor-6-9-cynthia-street>

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6-9 Cynthia Street, N1

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Stylish and contemporary warehouse office to let

This high specification warehouse conversion is in a convenient position being equidistant between King's Cross and Angel and is located in an area of extensive regeneration.

This office offers column free floors, creating an open, light and airy work space teeming with original features including exposed brickwork and ceiling details.

Highlights

- Ideal for a creative/media occupier
- Exposed feature brickwork
- Great natural light - windows front and rear
- Open plan
- Exposed galvanised cable trays/conduit
- LED suspended light fittings
- VRF heat recovery system providing simultaneous heating and cooling
- Timber floors

Property details

Rent	£58.00 psf
Est. S/C	£5.00 psf
Est. rates payable	£18.00 psf
Size	1,859 sq ft
Lease details	New lease

Floor	Size sq ft	Rent psf	Total pa
First Floor	1,859	£58.00	£107,822.00

More information

[Visit microsite](#)

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Contact us

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Quote reference: Ref DS/24380

By appointment via the agents

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