



FOR SALE

199 King's Cross Road, London WC1X

Recently modernised office for sale | 688 sq.ft | £650,000

**FRESSON
AND TEE**

Of interest to owner occupiers and investors alike

To request a viewing call us on 020 7391 7100

For more information visit <https://realla.co/m/39761-199-king-s-cross-road-199-king-s-cross-road>

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FRESSON AND TEE



A rare opportunity for a small business to purchase their own premises in rapidly evolving King's Cross

Situated in the centre of King's Cross in an excellent and highly accessible location, this property is perfect for owner occupiers or investors alike.

The building is arranged over ground, raised ground and basement levels with a wonderful roof terrace to the rear of the property.

There is scope to create a rear extension or convert to residential, subject to planning consent.

Locate your business alongside some of the most globally prominent and forward thinking businesses that will include Facebook and Google.

Highlights

- Recently refurbished to a high specification
- Opportunities to improve the property further
- Excellent central location
- Perfectly sized for a SIPP
- Share of freehold
- Timber flooring on ground
- Comfort cooling
- Roof terrace
- Shower
- Kitchen

Property details

Price	£650,000
VAT	VAT is not payable
Tenure	Freehold
Deal type	Vacant possession

Floor	Size sq ft
Ground	242
Basement	420
Ancillary accommodation	26
Total	688

* All sizes NIA

More information

[Visit microsite](#)

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Contact us

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Quote reference: DS/24536

By appointment only via the sellers' agent.

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