



**AVAILABLE TO LET**

## 6-9 Cynthia Street, N1

Media style warehouse office | 1,859 sq.ft | £52.50 per sq.ft | £97,597 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-first-floor-6-9-cynthia-street>

David Shapiro  
david.shapiro@fandt.com

Harry Hopson  
harry.hopson@fandt.com

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# FRESSON AND TEE



## 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	£52.50 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	Service charge psf	Rates psf	Total pa
First Floor	1,859	£52.50	£5.00	£18.00	£140,354.50

### More information

[Visit microsite](#)

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### Contact us

Fresson and Tee

6th Floor, Queens House, 55-56 Lincoln's Inn Fields, London WC2A 3LJ

[www.fandt.com](http://www.fandt.com)

020 7391 7100

[linkedin.com/company/fresson-&-tee](https://www.linkedin.com/company/fresson-&-tee)

@Fresson\_and\_Tee

facebook.com/FressonandTee

David Shapiro

Fresson and Tee

07970 128599

david.shapiro@fandt.com

Harry Hopson

Fresson and Tee

07805 787385

harry.hopson@fandt.com

Quote reference: Ref DS/24380

By appointment via the agents

13/05/2019&nbsp;Fresson and Tee give notice that the information contained in these particulars is intended as a general outline only for the guidance of an intended purchaser/lessee and neither Fresson and Tee nor the vendor/lessor, on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. An intending purchaser or lessee should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise to their accuracy. Prices and rents are deemed subject to contract and unless otherwise stated, are quoted exclusive of VAT. All floor areas and measurements are approximate. These particulars do not form a part of any offer or contract. Neither Fresson and Tee nor any of their employees have any authority, either orally or in writing, to make or give any representation or warranty in relation to the properties. Fresson and Tee have not tested any of the services and we recommend that a purchaser or tenant satisfies themselves as to their condition and suitability prior to entering into a legally binding contract.