



AVAILABLE TO LET

THE OLD DAIRY, WAKEFIELD STREET, LONDON WC1

Ground floor - 1,259 per sq. ft - £88,130 PA | 1st floor - 1,421 sq. ft. - £99,470 PA

**FRESSON
AND TEE**

Newly Constructed | Well Located | Great Specification

To request a viewing call us on 020 7391 7100

For more information visit <https://realla.co/m/43407-the-old-dairy-wakefield-street-wc1-7e-the-old-dairy-wakefield-street>

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Newly constructed, high quality offices for rent in King's Cross

Fresson and Tee are delighted to bring the ground and 1st floors of 1, The Old Dairy, Wakefield Street to the market.

Wakefield Street is approximately 8 minutes walk to King's Cross Station and 5 minutes to Russell Square Station.

The iconic Brunswick shopping centre is a few minutes away where great dining and shopping are at hand.

The specification of this newly developed office building will include air conditioning, exposed services, raised floors and outlooks into either an adjoining park or private mews.

Ready for occupation by December 2019.

Highlights

- Newly constructed offices over ground and 1st floors, available together or separately
- Exposed concrete ceiling and services on ground floor
- Generous floor to ceiling heights in both floors
- Great natural light
- Modern suspended lighting
- Air conditioned
- Raised access floors
- 1st floor roof terrace and outlook into adjoining park
- Will be BREEAM rated upon completion
- Available for occupation in December 2019

Property details

VAT charges VAT will apply on rent and service charge.

| Floor | Size sq ft | Rent psf | Service charge psf | Rates psf | Total pa |
|--------------|--------------|----------|--------------------|-----------|--------------------|
| 1st | 1,421 | £70.00 | £10.00 | £20.00 | £142,100.00 |
| Ground | 1,259 | £70.00 | £10.00 | £20.00 | £125,900.00 |
| Total | 2,680 | | | | £268,000.00 |

More information

Visit microsite >

<https://realla.co/m/43407-the-old-dairy-wakefield-street-wc1-7e-the-old-dairy-wakefield-street>

Contact us

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