



**AVAILABLE TO LET**

## 29-30 Field Street, London WC1

676 sq.ft | New lease | £35,490 PA

**FRESSON  
AND TEE**

Smart, Contemporary and Self Contained

To request a viewing call us on 020 7391 7100

For more information visit <https://www.realla.co.uk/m/41979-29-30-field-street-london-wc1-29-30-field-street>

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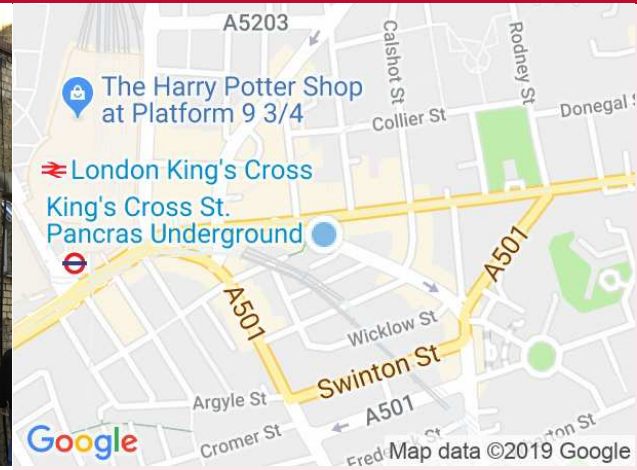
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# FRESSON AND TEE



## A small contemporary office to let following modernisation

A rare opportunity to occupy a small office in the heart of vibrant King's Cross.

This self contained office is due to be modernised with new a timber floor, kitchen and lighting.

Located on a quiet street, yet in a central and highly accessible location, it benefits from excellent amenities nearby and is a short 5 minute walk to King's Cross and St. Pancras Stations.

### Highlights

- Ground floor
- Own private entrance
- New lighting to be installed
- New kitchen to be installed
- New timber flooring to be laid
- Floor to ceiling glazing
- Shower
- W/C
- Natural light front and rear
- Basement storage

### Property details

Rent	£35,490 per annum
Est. S/C	£5.00 psf
Est. rates payable	£15.00 psf
VAT charges	TBC

Size sq ft	Rent pa	Service charge pa	Rates pa	Total pa
676	£35,490.00	£3,380.00	£10,140.00	£49,010.00

\* All sizes NIA

### More information

[Visit microsite](#)

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### Contact us

Fresson and Tee

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Quote reference: DS/24345

By appointment only via the landlord's sole agent

04/10/2019&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.