

Lighthouse, Kings Cross

London, N1 9NP



OFFICE TO LET | 4,478 sq ft



Location

Situated on an island site just east of Kings Cross station, the building benefits from being in the heart of Kings Cross. As one of the most vibrant and expanding districts in London, the area benefits from a host of hotels, restaurants and bars as well as being home to household names such as Google, BNP Paribas, PRS for Music, Havas and the University of the Arts London. Kings Cross has become one of the largest transport hubs in London with the Eurostar terminal, National Rail and Northern, Piccadilly, Victoria, Circle, Hammersmith and City and Metropolitan underground lines all operating from St Pancras and Kings Cross stations.

Description

The available 1st floor provides newly refurbished grade A space within a beautiful Grade II listed building.

Floor Areas

Floor	sq ft	sq m
1st Floor	4,478	416
TOTAL (approx.)	4,478	416

*Measurement in terms of NIA

James Hendry, Associate Partner

020 7025 1395

Christos Lemos, Agency Surveyor

020 7025 8941

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2017

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	A new flexible sublease for a term up to 5 years.
Rent:	£72.50 psf pax
Rates:	Estimated at £28.50 psf pax (until 01st April 2017)
Service Charge:	£8.50 psf pax

Amenities

- VRF air conditioning
- Raised floors
- Zumtobel lighting
- Ground floor shower and cycle storage
- Two 12-person passenger lifts
- Well-presented reception

James Hendry, Associate Partner

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