

8-12 Leeke Street

Kings Cross, London, WC1X 9HT



STUNNING SELF-CONTAINED FITTED OFFICE HQ | TO LET AS A WHOLE | 4,271 sq ft



Location

Leeke Street is situated in the heart of Kings Cross, an area which has undergone huge regeneration in recent years. The nearby redevelopment undertaken by Central St Martins Art and Design School in Granary Square initiated the birth of Kings Cross as a destination for creative individuals. Leeke Street is a two minute walk from Kings Cross Station and St Pancras International offering excellent local, national and international connectivity. The rebirth of Kings Cross has attracted high profile occupiers which include Google, YouTube, Guardian Media Group, WeWork, Facebook, numerous galleries and architects.

Description

The property is a self-contained building that was comprehensively refurbished to a high specification 2 years ago. It was formerly occupied by MUJI as their European HQ. Attracting plenty of natural light the property has additional features that include nearly new comfort cooling, high ceilings, and a fully accessible raised floor. There is a modern entrance, disabled access and numerous WC & shower facilities. On the second floor there is a spacious roof terrace with an adjoining annexe that provides a break-out area. Given the specification of the property within such an exclusive location, it represents an attractive fitted/unfitted HQ opportunity.

Jason Hanley, Partner

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Floor Areas

Floor	sq ft	sq m
2 nd Floor	208	19
1 st Floor	1,590	148
Ground Floor	2,473	221
TOTAL (approx.)	4,271	388

*Measurement in terms of *NIA



Olivia Stapleton, Agency Surveyor

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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 November 2020

📞 020 7025 1390

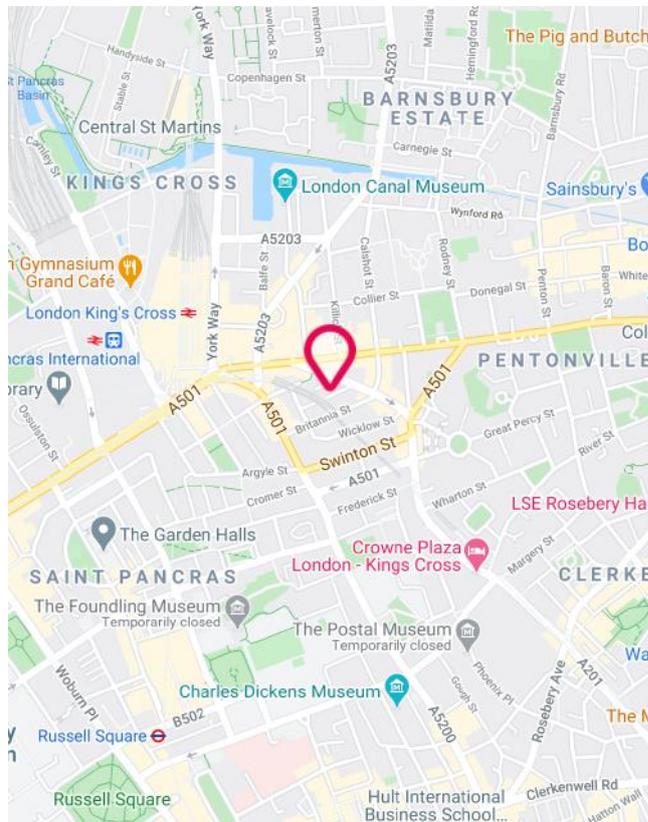
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SELF-CONTAINED OFFICE HQ TO LET WITH PRIVATE TERRACE |
4,271 sq ft



Terms

Tenure:	Leasehold
Lease:	Sub lease or Assignment
Rent:	Quoting £65.00 psf
Rates:	Estimated at £81,396.00 psf per annum (2020/21) approx. £19.06 psf pax
Service Charge:	N/A i.e. Self-contained
EPC Rating:	C

Amenities

- Self contained fitted and partitioned two-storey property in the heart of London's Kings Cross
- Comprehensively refurbished in 2017 & fitted/operational
- Comfort cooling (new in 2017/18)
- High specification finishes including 20m Monoplex skylight
- Roof terrace with annexe office/boardroom
- Video entry phone
- Disabled access, shower and WC facilities
- Close to local amenities and trendy restaurants and bars
- Excellent natural light
- Fibre connectivity - active

Jason Hanley, Partner

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