

**STUNNING FULLY FITTED GRADE A + OFFICES | 2,473 - 4,271 sq ft | Matterport Below**



**Location**

Leeke Street is situated in the heart of Kings Cross, an area which has undergone huge regeneration. 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 2-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 including Google, YouTube, Guardian Media Group, numerous galleries and architects.

**Description**

The property was comprehensively refurbished to a high specification 5 years ago. Virtual View here:

<https://my.matterport.com/show/?m=aWcYEbsAudF&sr=3.13,.86&ss=8>

Features architectural finishes and flooded with natural light. Includes excellent comfort cooling, high ceilings, and a fully accessible raised floor. There is a modern entrance, disabled access and WC & shower facilities. On the second floor there is a spacious roof terrace with an adjoining annexe that provides a break-out area. The building is available as a whole or floor-by-floor (1<sup>st</sup> and 2<sup>nd</sup> floors must be taken together).


**Floor Areas**

Floor	sq ft	sq m	
2 <sup>nd</sup> Floor	208	19	1 <sup>st</sup> & 2 <sup>nd</sup> floors to be taken together
1 <sup>st</sup> Floor	1,590	148	
Ground Floor	2,473	221	
<b>TOTAL (approx.)</b>	<b>4,271</b>	<b>388</b>	


\*Measurement in terms of \*NIA



Jason Hanley, Partner

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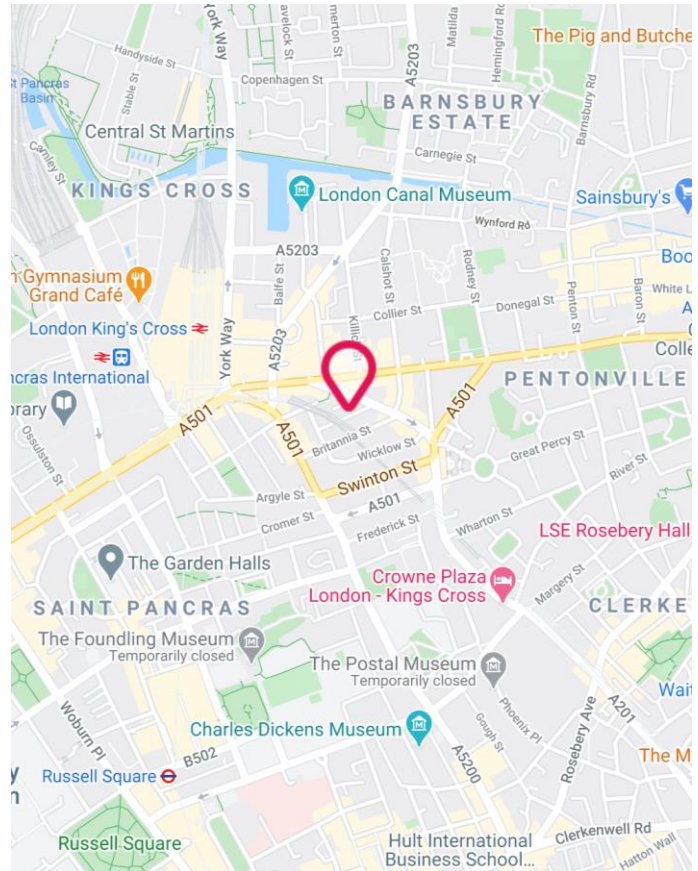
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 September 2023

**8-12 Leeke Street**  
Kings Cross, London, WC1X 9HT



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## Terms

For Sale:	Price on application
Lease:	A new short- or long-term flexible lease(s) direct from the landlord.
Rent:	<b>Quoting £59.50 psf</b> exclusive of rates and service charge
Rates:	Estimated at £85,420 pax = c £20 psf pax
Service Charge:	TBC
EPC Rating:	C

## Amenities

- Available as a whole or floor-by-floor (1<sup>st</sup> & 2<sup>nd</sup> floors must be taken together)
- Comprehensively refurbished in 2017 & beautifully fully fitted
- Comfort cooling (new in 2017/18)
- High specification finishes including a stunning 20m Monopitch skylight
- Large private roof terrace with annexe office/boardroom and spiral staircase available with 1<sup>st</sup> floor or whole building.
- Video entry phone
- Disabled access, shower and WC facilities
- Close to local amenities and trendy restaurants and bars
- Excellent natural light
- Fibre connectivity – presently active

Jason Hanley, Partner

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