



187 King's Cross Road

London, WC1X 9DB

**Freehold turn-key private
office supremely located for
Kings Cross St Pancras.**

529 sq ft
(49.15 sq m)

- Striking period building.
- Delightful Ground Level façade.
- Outstanding Kings Cross location.
- 'Turn Key' Condition.
- Rear outside space.
- Vacant Possession.

187 King's Cross Road, London, WC1X 9DB

Summary

Available Size	529 sq ft
Price	£350,000
Rateable Value	£9,300
EPC Rating	D (89)

Description

The Ground Floor is bathed in natural light from both front and rear, enjoying high visibility from the road and a superb fit-out. The basement offers further excellent ceiling heights, well-equipped kitchenette and further desk space with front and rear lightwells. The property was extensively refurbished only a few years ago and presents extremely well in a 'turn-key' condition. The flat on the upper floors is sold off on a long leasehold basis and is accessed via a separate entrance to the right of the office.

The area is particularly desirable with a number of strong operators in the immediate vicinity including Sainsburys, Blank Street Coffee, Five Guys & DHL.

Location

The premises are situated in a prime position just moments from Kings Cross St Pancras on the arterial Kings Cross Road, linking Clerkenwell & Farringdon to St Pancras. This rarely available freehold is served extremely well by local bus routes, underground, national & international rail and provides a near unique opportunity for an occupier to expand their presence.

Terms

Guide Price: £350,000 (subject to contract & without prejudice).

Tenure: Freehold

Rateable Value: £9,300.

Office Premises: (USE CLASS E): 529 sq ft 49.2 sqm

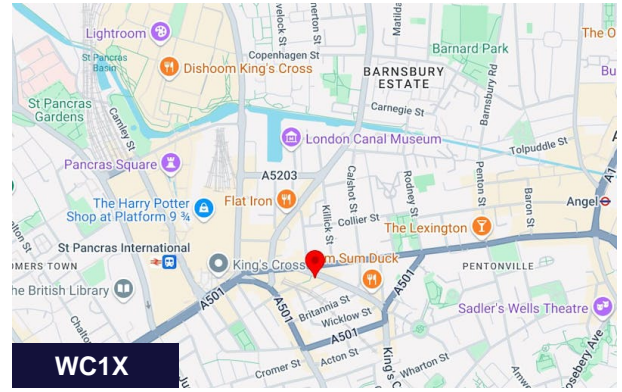
Local Authority: The London Borough of Camden.

VAT: To be confirmed.

Possession: Full vacant possession immediately on possession of legal formalities.

Legal Costs: Each party is to pay their own legal costs.

Viewings: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



Chris Ryan

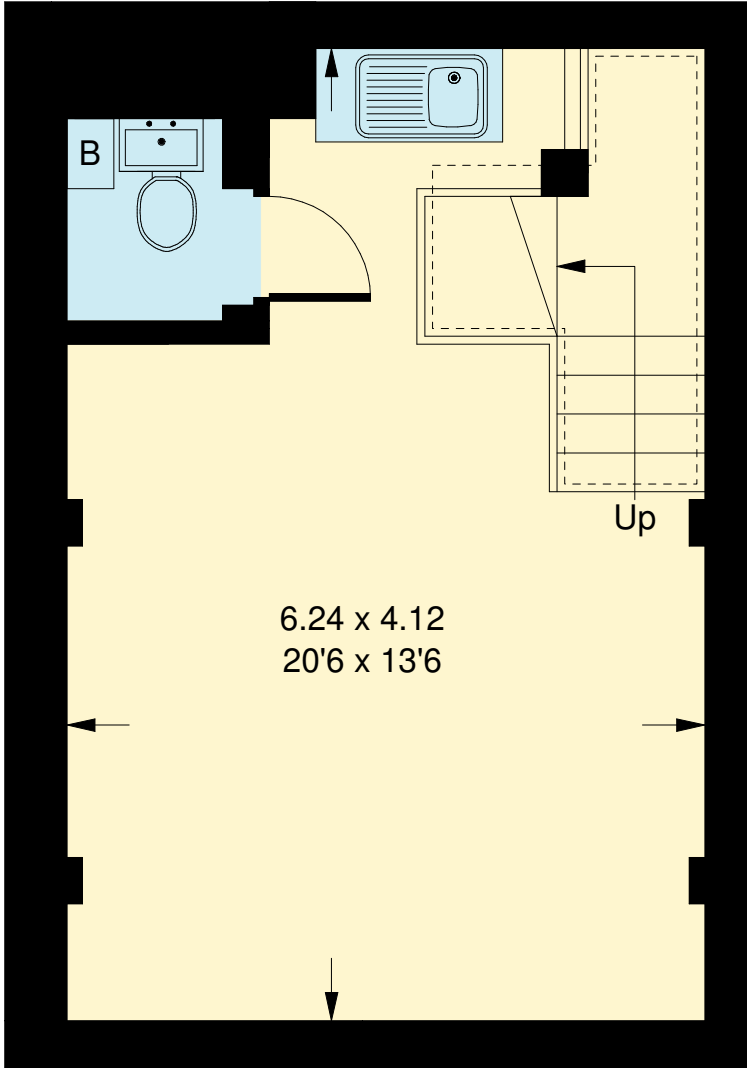
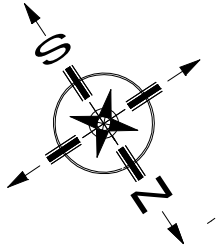
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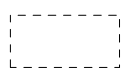
crayan@winkworth.co.uk

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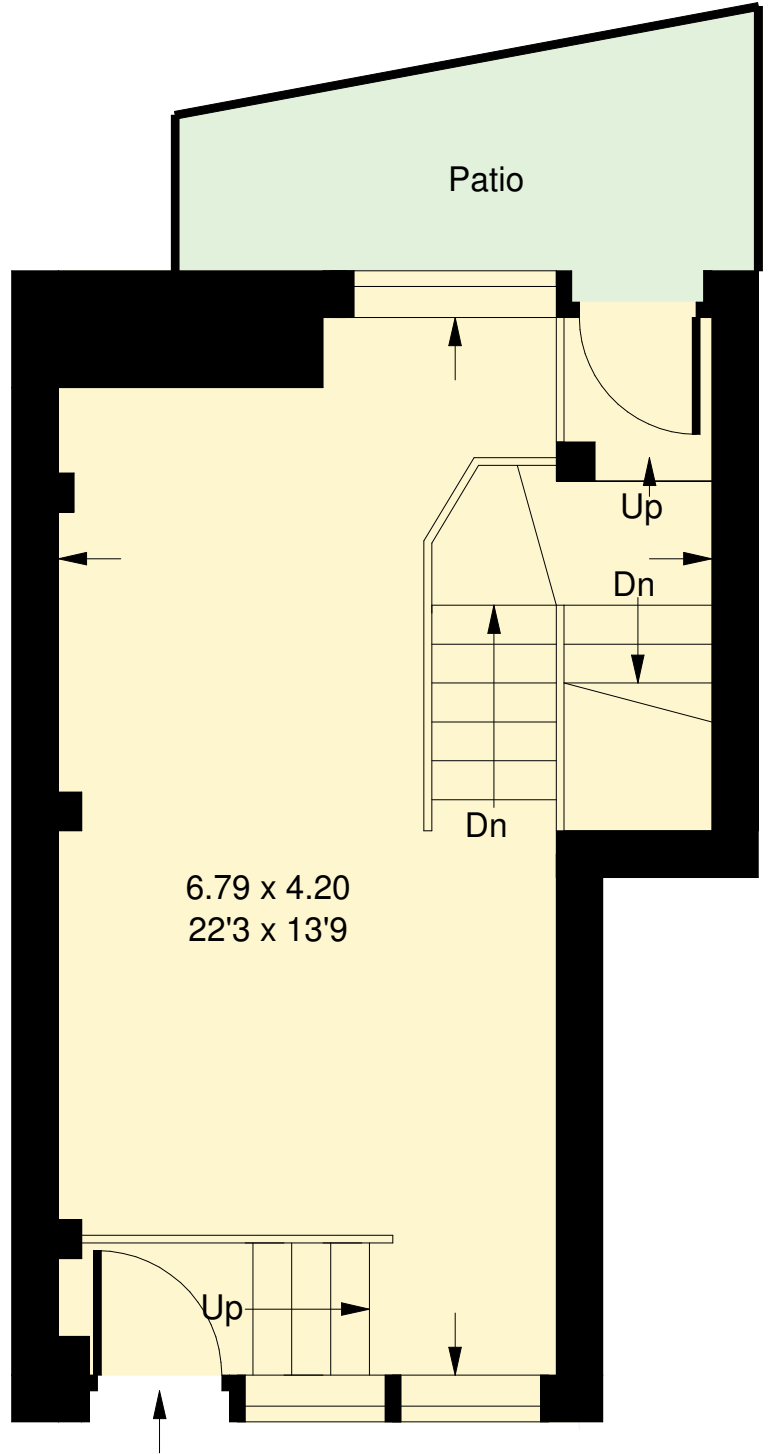
Kings Cross Road, WC1

Approx. Gross Internal Area
49.2 sq m / 529 sq ft



 = Reduced headroom below 1.5 m / 5'0

Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.