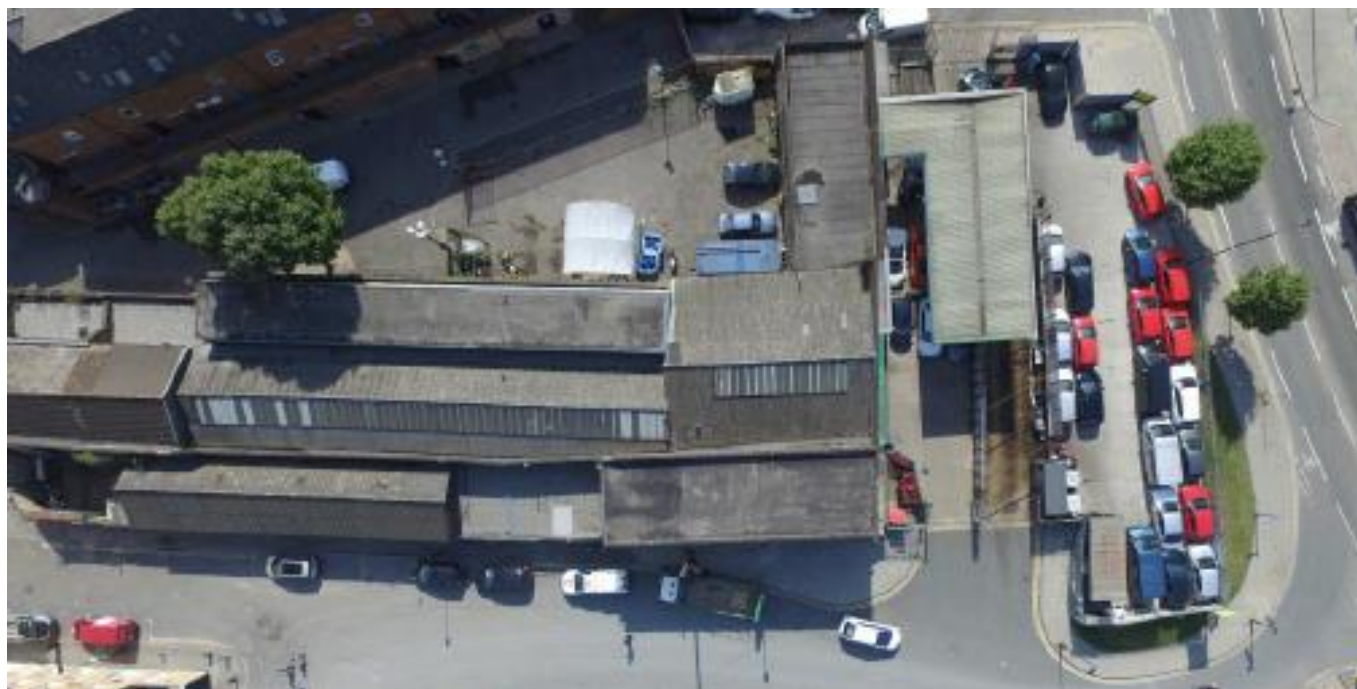


176/176a York Way, Kings Cross

London, N1 0AZ

9,568 SQ FT PLUS SECURE YARD – TO LET



LOCATION

The subject property is located on York Way in Islington, North London, and benefits from immediate proximity to King's Cross and St Pancras International stations. York Way (A5200) provides direct access into Central London to the south, and connects to major road networks such as the A1(M) and the North Circular Road (A406) to the north.

King's Cross and St Pancras International train stations are a 10-minute walk south from the property (0.5 miles), whilst other stations within a one-mile radius include London Euston, Highbury & Islington, Angel, and Camden Road. All stations operate regular services in and out of Central London across various underground and overground lines.

DESCRIPTION

The property comprises a prominent single-storey, self-contained warehouse and office unit with a large secure yard.

KEY BENEFITS

- Uniquely available Kings Cross location
- Self-contained site with a secure yard
- Additional forecourt parking
- 4.1m – 5.75m minimum eaves height
- Potential to install mezzanine
- WC facilities & staff kitchenette
- Immediate proximity to major road networks
- Good public transportation links

CONTACTS

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CBRE

SUBJECT TO CONTRACT – June 2019

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

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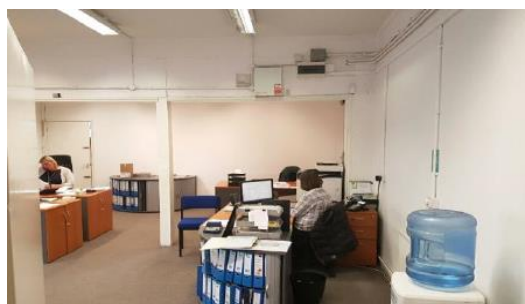
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ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	8,564	796
Ground Floor Offices	1,004	93
TOTAL	9,568	889
External Yard	8,884	825
Forecourt	605	56

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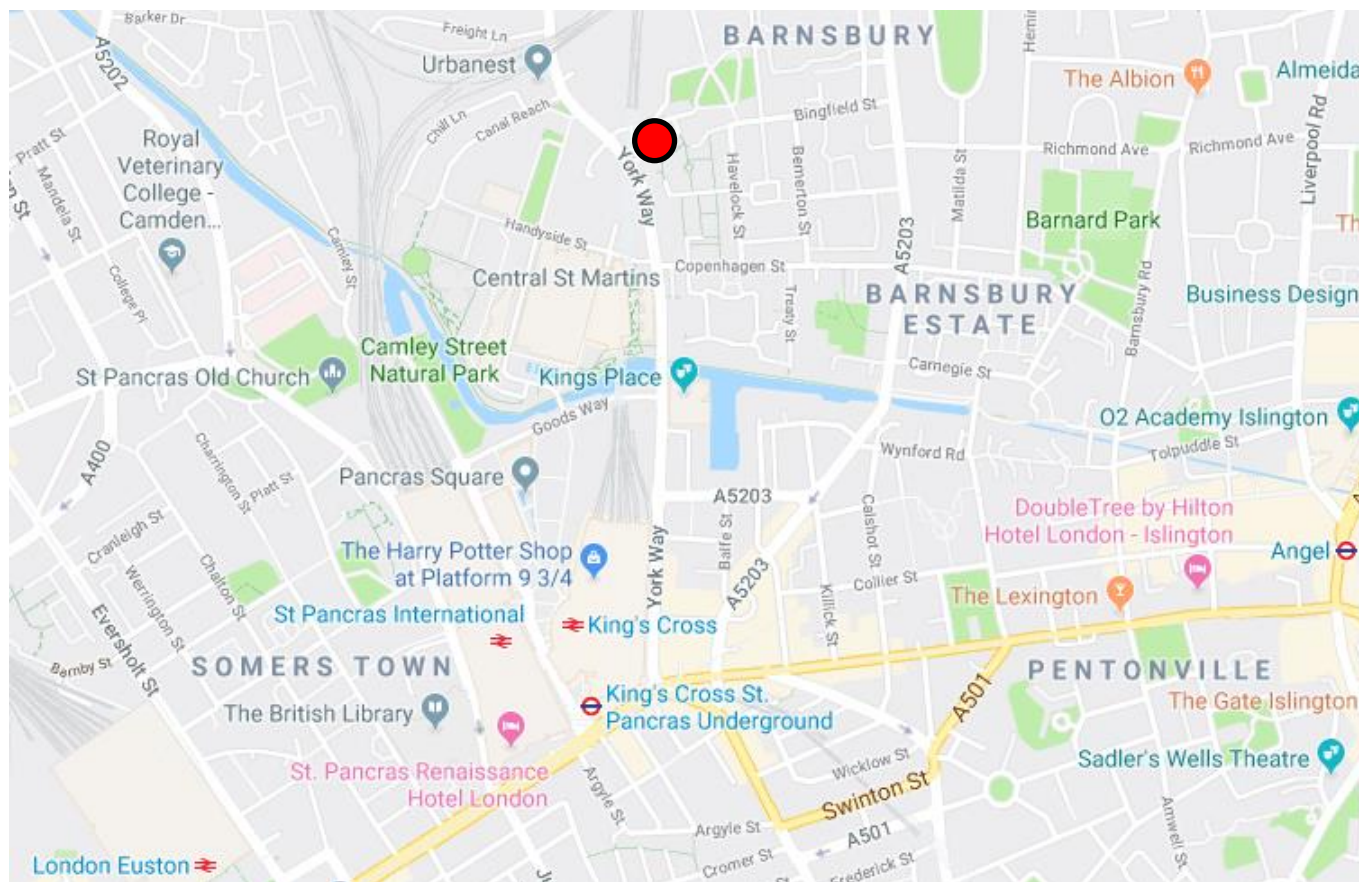
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TENURE

The property is available to let on a new 2.5 year lease with rolling breaks thereafter subject to 3 months' notice. Further information regarding lease terms is available upon request.

RENT

Upon application.

EPC

Available upon request.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole letting agents.

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