

TO LET

TurnerMorumtm
CHARTERED SURVEYORS

Warehouse/Showroom, 1st Floor Offices and Secured Parking (a split possible)



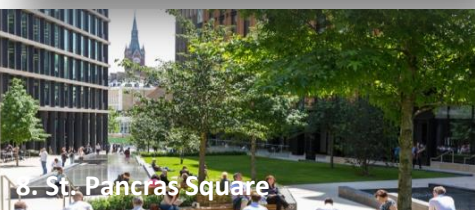
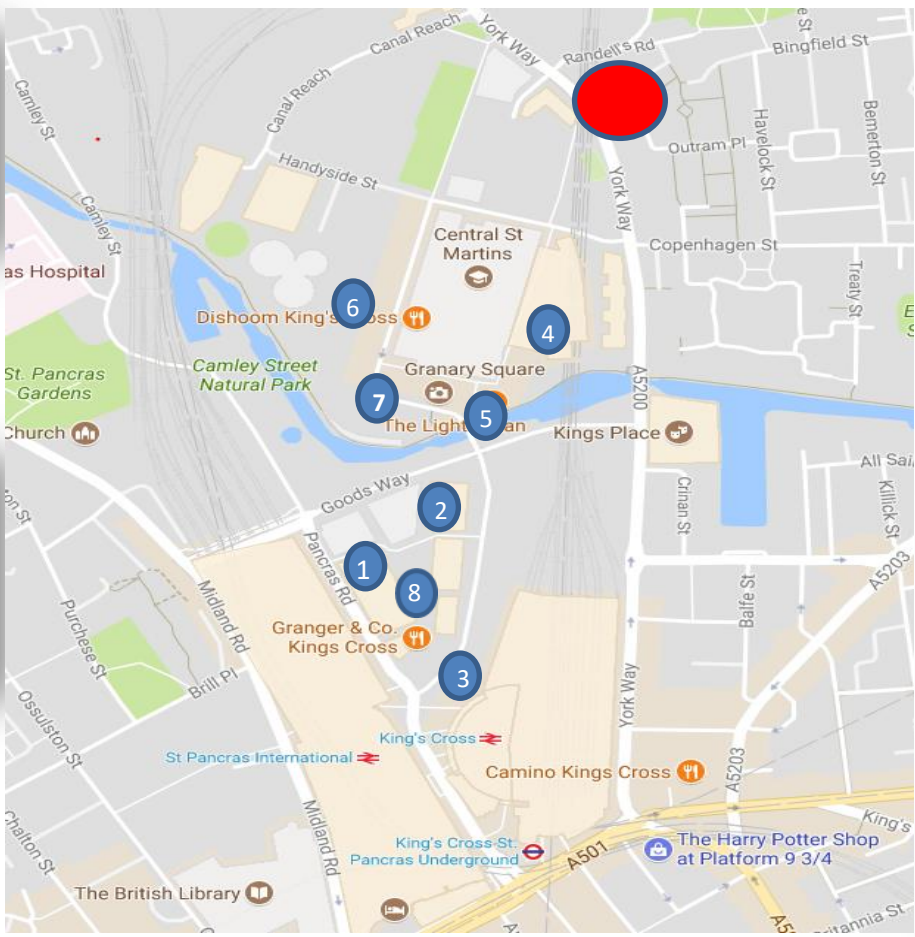
Location: Occupying a prominent corner position fronting both York Way and Randell's Road directly opposite the Kings Cross Regeneration Scheme and moments from the popular Granary Square and King's Boulevard and a 10 minute walk to Kings Cross St. Pancras Station. A few minutes from the property, Coals Drops Yard will be opening in 2018, which will include further retail, restaurants and public amenity space.

The Property: This well presented and adaptable two storey warehouse building, is available as a whole or split into a self contained ground floor warehouse unit or 1st floor offices. The unit benefits from separate roller shutter access to a secured garage allowing parking for up to 6 cars and additional storage (outside the current Congestion Charge Zone). Ground level is well laid out with good natural light and high ceilings, allowing for a variety of uses (STPP). Whilst the First floor level benefits from well presented ancillary warehouse offices and WCs.

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Accommodation:

Gross Internal Areas as follows:

Ground Floor: 1,756 ft² / 163.10m²

First Floor: 1,111ft² / 103.20m²

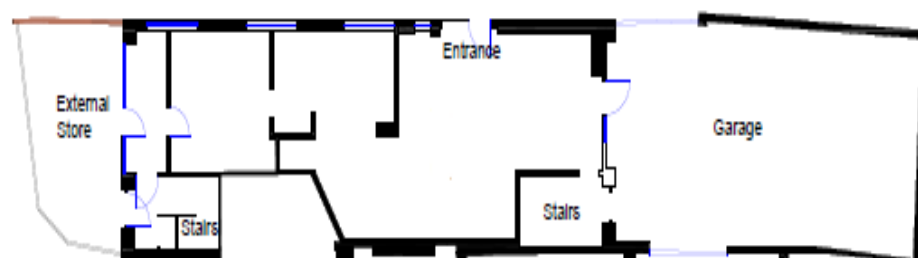
Total: 2,866ft² / 266.30m²

**Plans not to scale – as a guide only*

Features:

- Excellent King Cross hub location
- Adaptable space suitable for alternative uses STPP
- Up to three of possible entrances for customer/employees
- Gas Central Heating
- Separate roller shutter access
- Secured parking for up to 7 cars or storage to serve a trade counter
- Well appointed 1st floor offices and WCs

Ground Level



First Level



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- Terms:** New lease direct from the Landlord expiring 10th October 2019 (but may consider for a longer lease subject to agreeable break options).
- Quoting Rental:** Available upon request.
- Planning:** All enquires are to be directed to Islington Planning Authority.
- Rates:** The rates payable for 2017/18 is £12,813.25 – please direct all enquiries to the Islington Business Rates Department.
- Service Charge:** N/A.
- EPC:** available upon request.
- COSTS:** Each party to be responsible for their own costs incurred in the transaction.

Viewing is strictly by prior appointment through sole agents Turner Morum LLP:

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