

AVAILABLE TO LET

THE OLD DIARY, WAKEFIELD STREET, FRESSON **LONDON WC1**

1,259 per sq. ft -2,680 sq. ft. | £70 per sq. ft.

AND TEE

Newly constructed | well located | great specification

To request a viewing call us on 020 7391 7100 For more information visit https://realla.co/m/43407-the-old-dairy-wakefield-street-wc1-7e-the-old-dairy-wakefield-street

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FRESSON AND TEE



Newly constructed, high quality offices for rent in King's Cross

Fresson and Tee are delighted to bring the ground and 1st floors of 1, The Old Dairy, Wakefield Street to the market.

Wakefield Street is approximately 8 minutes walk to King's Cross Station and 5 minutes to Russell Square Station.

The iconic Brunswick shopping centre is a few minutes away where great dining and shopping are at hand.

The specification of this newly developed office building will include air conditioning, exposed services, raised floors and outlooks into either an adjoining park or private mews.

Ready for occupation by December 2019.

Highlights

- · Newly constructed offices over ground and 1st floors
- · Available together or separately
- Quiet central location
- 1st floor roof terrace and outlook into adjoining park
- · Exposed concrete ceiling and services on ground floor
- Modern suspended lighting
- Air conditioned
- Raised access floors
- Will be BREEAM rated upon completion
- Available for occupation in December 2019

Property details

VAT charges

VAT will apply on rent and service charge.

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa
1st	1,421	£70.00	£10.00	£20.00	£142,100.00
Ground	1,259	£70.00	£10.00	£20.00	£125,900.00
Total	2,680				£268,000.00



More information

Visit microsite

https://realla.co/m/43407-the-old-dairy-wakefield-street-wc1-7e-the-old-dairy-wakefield-street

Contact us

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