

TO LET

Warehouse/Showroom, 1st Floor Offices and Secured Parking

2,866ft² / 266.30m²



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.

The Property: Previously occupied by a tool hire company, this well presented and adaptable two storey warehouse building has separate roller shutter access to a secured garage allowing parking for up to 4 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). First floor level benefits from well presented ancillary warehouse offices, with a kitchenette 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 4 cars or storage to serve a trade counter
- Well appointed 1st floor offices with kitchenette and WC

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: 2010 Business Rates Assessment is £22,750 – please direct all enquires 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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