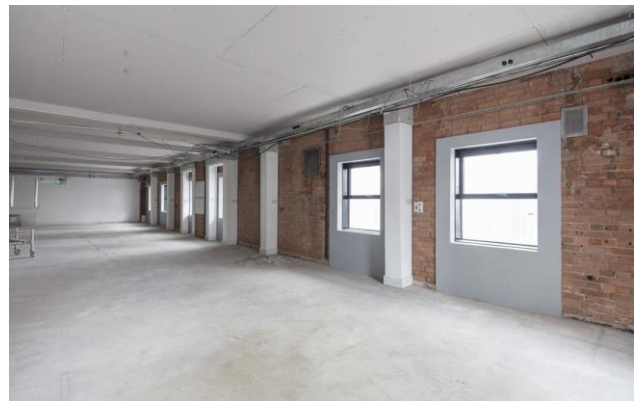


WAREHOUSE STYLE OFFICES FOR RENT ON AN ALL INCLUSIVE BASIS



230-238 York Way, Kings Cross, N7

ASHLEY GOODMAN

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JOSH PERLMUTTER

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PROPERTY

The property is situated at the junction of York Way and Tile Yard Road, to the north of Kings Cross mainline station. The property is located within close distance to Caledonian Road Station (Piccadilly Line) or Caledonian and Barnsbury Station (main line services).

Kings Cross/St Pancras Stations are approximately 15 minutes walk from the property and provide access to main line services and London Underground's Piccadilly, Northern, Victoria, Circle, Metropolitan and Hammersmith & City lines.

The property benefits from the following amenities, good natural daylight, high ceilings, character features, on-site parking, air-cooling (in part) and 24 hour access. The monthly costs include a manned reception, 1GB dedicated fibre, cleaning and utility bills.

UNIT	SQ FT	MONTHLY COST	AVAILABLE TERMS
Unit 2	3,500	£24,000 all inclusive	Min: 6 months Max: 36 months
Unit 3	7,000	£50,000 all inclusive	Min: 6 months Max: 36 months
TOTAL	10,500		

* A total of 20,000 sq ft can be made available.

LEASE

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord with mutual rolling breaks from May 2021.

EPC

An EPC has been commissioned and will be available on request.



For further information and
Inspections please contact sole
agents:

RICHARD SUSSKIND
020 7831 8311

Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.