

**FAB, WIDE SPAN STUDIO OFFICE IN KX**

**77 Wicklow Street  
WC1X 9JY**

**A lateral studio office in an excellent King's Cross location, over g + lg floors with impressive lightwells flooding light between floors**

**16,982 sq ft**  
(1,577.68 sq m)

- Contemporary, self contained office with its own front door
- 2 minutes to the centre of King's Cross in a quaint cobbled street
- Large open plan areas
- Great natural light
- Raised floors
- Various board and meeting rooms
- A kitchen on each floor
- Showers and bicycle parking

# 77 Wicklow Street, London, WC1X 9JY

## Summary

Available Size	16,982 sq ft
Rent	£875,000 per annum
Rates Payable	£247,937 per annum
Service Charge	£169,820 per annum
EPC Rating	E

## Description

17,000 sq. ft of modern offices, designed by Squire + Partners architects with its accommodation arranged over bright and airy ground and lower ground floors. The property benefits from extensive window frontages to its front and rear as well as generous internal lightwells that provide excellent natural light to both floors. Arranged as large open plan areas with various meeting and board rooms, generous kitchen facilities and bicycle parking.

## Location

Wicklow Street is a quaint cobbled street that is in the centre of historic King's Cross and was one of the first locations to benefit from extensive regeneration. Situated just a few minutes walk to King's Cross and St. Pancras Stations, Wicklow Street is well positioned to take advantage of central London's best connected transport hub.

## Accommodation

The accommodation comprises the following sizes and costs

Floor/Unit	Sq ft	Total /sq ft	Total /month	Total /year
Ground	7,759	£76.10	£49,204.99	£590,459.90
Lower Ground	9,223	£76.10	£58,489.19	£701,870.30
<b>Total</b>	<b>16,982</b>	<b>£152.20</b>	<b>£107,694.18</b>	<b>£1,292,330.20</b>

## Viewings

All viewings via The Landlord's sole agent

## Terms

A new sub-lease is offered.

## VAT

VAT will be charged on the rent and service charge.

## Availability

This property is available now.

## Visit this property's dedicated microsite

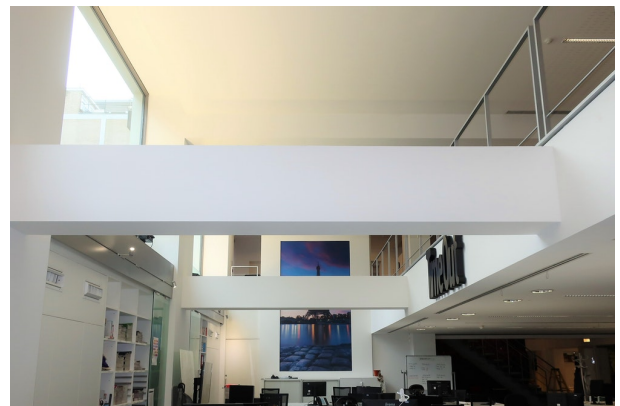
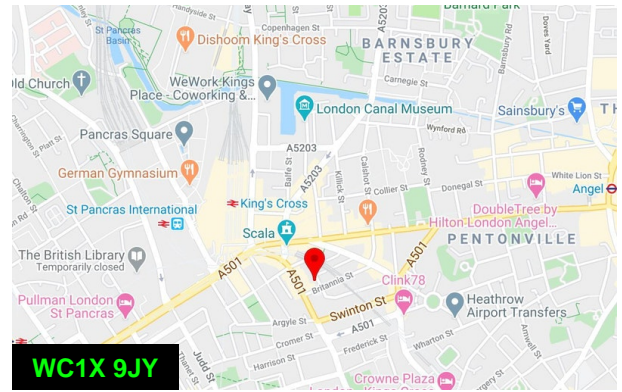
Where you can see further information, photos, floor plans and a virtual video tour.

<http://m.search-prop.com/77-wicklow-street-london>

## Ashurst Real Estate

If this property isn't for you, see our other properties at

<https://www.ashurstre.london/properties>



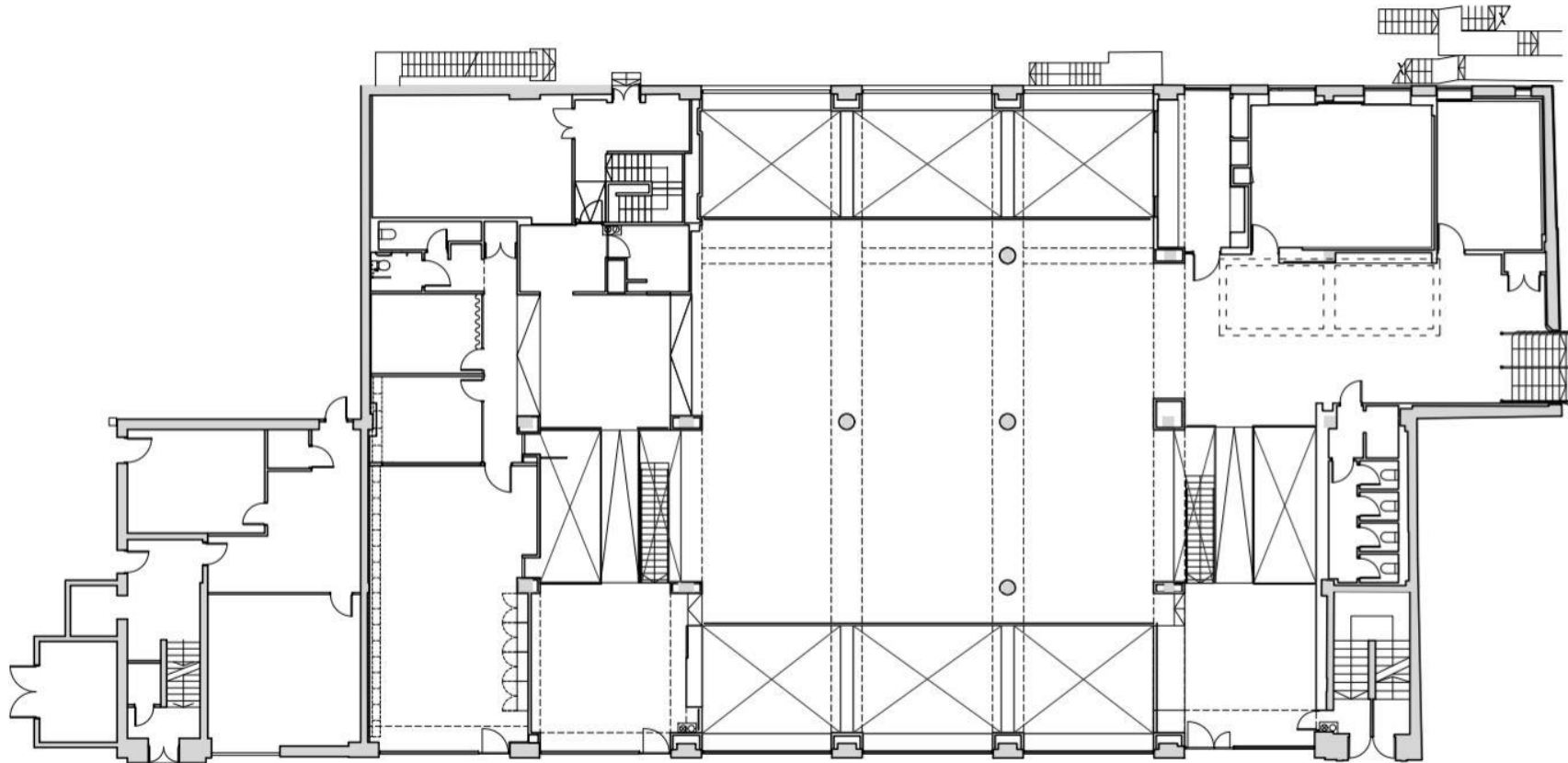
## Viewing & Further Information



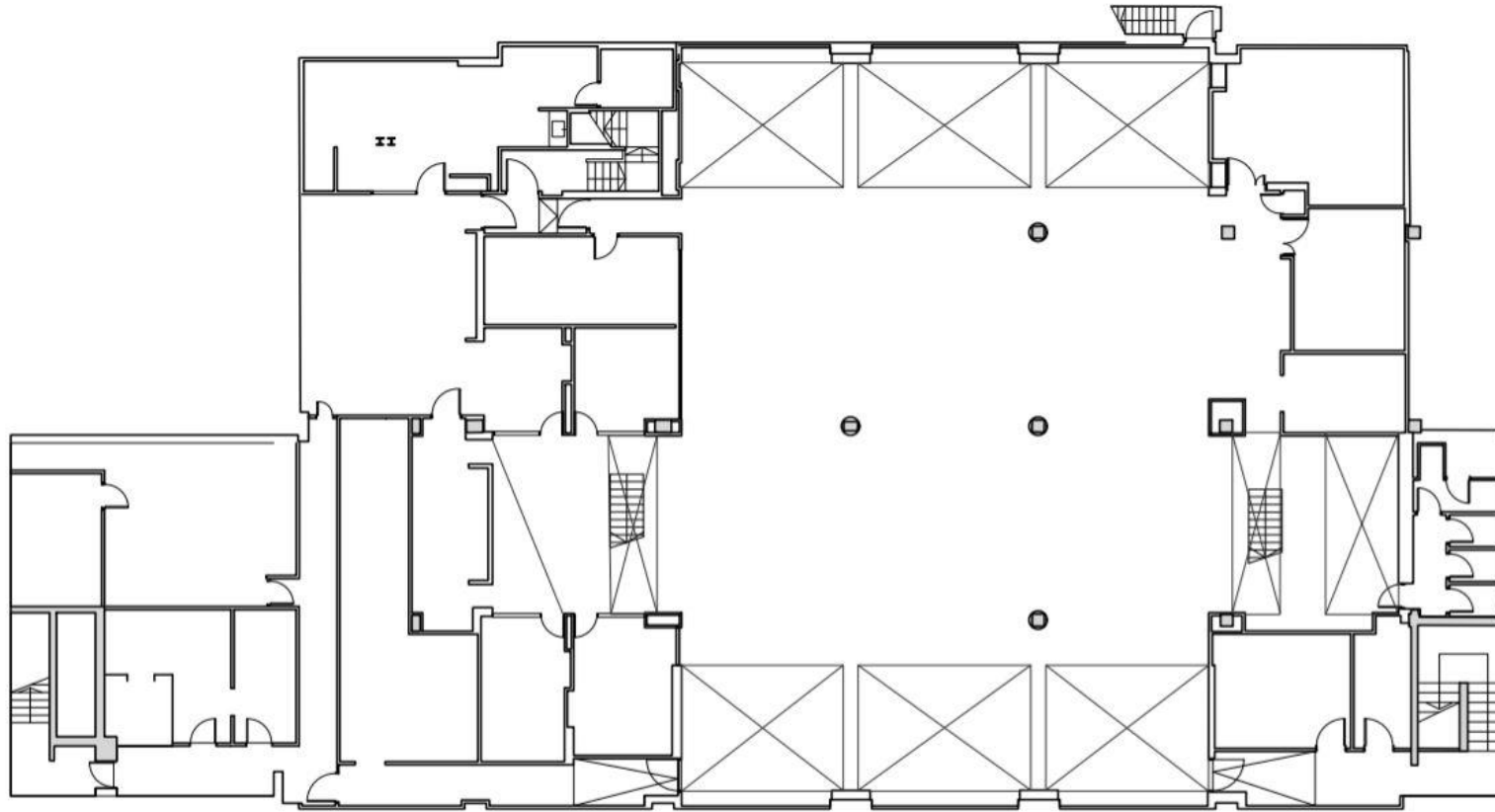
**David Shapiro**

07970 128599 | 020 7419 5117

[ds@ashurstre.london](mailto:ds@ashurstre.london)



GROUND FLOOR PLAN



LOWER GROUND LEVEL FLOOR PLAN