

COMING SOON: NEW BUILD SELF-CONTAINED OFFICE SCHEME MOMENTS FROM KING'S CROSS STATION



1 KING'S CROSS BRIDGE, LONDON, WC1X

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PROPERTY

Nearest Tube Stations: London King's Cross, St Pancras International

- Fully self-contained offices
- Comfort cooling system
- Bespoke suspended lighting
- Passenger lift
- Exposed concrete ceiling finish
- Contemporary finishes
- Fully accessible raised floors
- Full height glazing in part

FLOOR	SQ FT APPROX	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX
2 nd	4,628	POA	TBC	TBC
1 st	4,553	POA	TBC	TBC
TOTAL	9,181	POA	TBC	TBC

* A further 4,230 sq ft may be available at ground floor level

LEASE

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

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



For further information and Inspections please contact sole agents:

RICHARD SUSSKIND
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COLLIERS
020 7935 4499

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

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