

## GROUND FLOOR OFFICE TO LET

**14 NEW WHARF ROAD, KINGS CROSS,  
LONDON, N1 9RT**  
**1,391 ft<sup>2</sup> (129.2 m<sup>2</sup>)**



Subject property (to the left of the London Canal Museum)



View overlooking Regents Canal

Double fronted office suite with views over Regents Canal.  
Within a few minutes walk from Kings Cross.  
Good natural light and high ceilings.

## Location



## Description

Located just to the North of Kings Cross Station with great access to national trains and the Eurostar terminal at St Pancras. The revitalised Regent's Canal area has a mix of offices, residential and retail with landscaped walkways and smart restaurants at Granary Square.

New Wharf Road is accessed off the A5203 Wharfdale Road.

Occupiers in the area include The Guardian, Phaidon Press and Pan Macmillan.

## Accommodation

Ground Floor only	129.2 m <sup>2</sup>	1,391 ft <sup>2</sup>
<b>TOTAL NIA</b>	<b>129.2 m<sup>2</sup></b>	<b>1,391 ft<sup>2</sup></b>

## Terms

The property is available by way of a new long term lease for a term to be agreed.

## VAT

VAT is/not applicable to the rent or purchase price.

## Quoting Rent

£69,550 per annum exclusive. £50.00 per sq.ft on an overall basis.

## Business Rates

The property has a Rateable Value of £47,250.

The current Uniform Business Rate in London is 49.1p in the £.

The estimated Rates Payable figure is £23,199.75 pa. This figure is provided as a guide only, interested parties are advised to confirm this with the local rating authority.

## Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Energy Performance Certificate

The property has an EPC rating of D94.

## Viewing and Further Information

For further information or to arrange an inspection, please contact:

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