

TO LET/FOR SALE
MODERN OFFICE/GALLERY DEVELOPMENT
REAR OF 1-3 BRITANNIA STREET, LONDON, WC1X 9JT
6,257 SQ. FT. NIA (9,193 SQ. FT. GIA)

LOCATION

The subject property is situated on the corner of Britannia Street and King's Cross Road, within the London Borough of Camden.

King's Cross has been subject to major international investment and development in recent years. This includes the renovation of the King's Cross train station and the development of Google's Headquarters in King's Cross. The property benefits from excellent communications with King's Cross station providing access to London's Underground/National lines. Additionally, St Pancras station provides access to the International Network.

CGI for indicative purposes only.

23-24 Margaret Street, London, W1W 8LF
T 020 7637 0821 F 020 7637 8827

DESCRIPTION

The subject property is arranged over ground floor and mezzanine levels providing high volume space that is currently being developed to provide 6,257 sq. ft. NIA (9,193 sq. ft.) (see page 3).

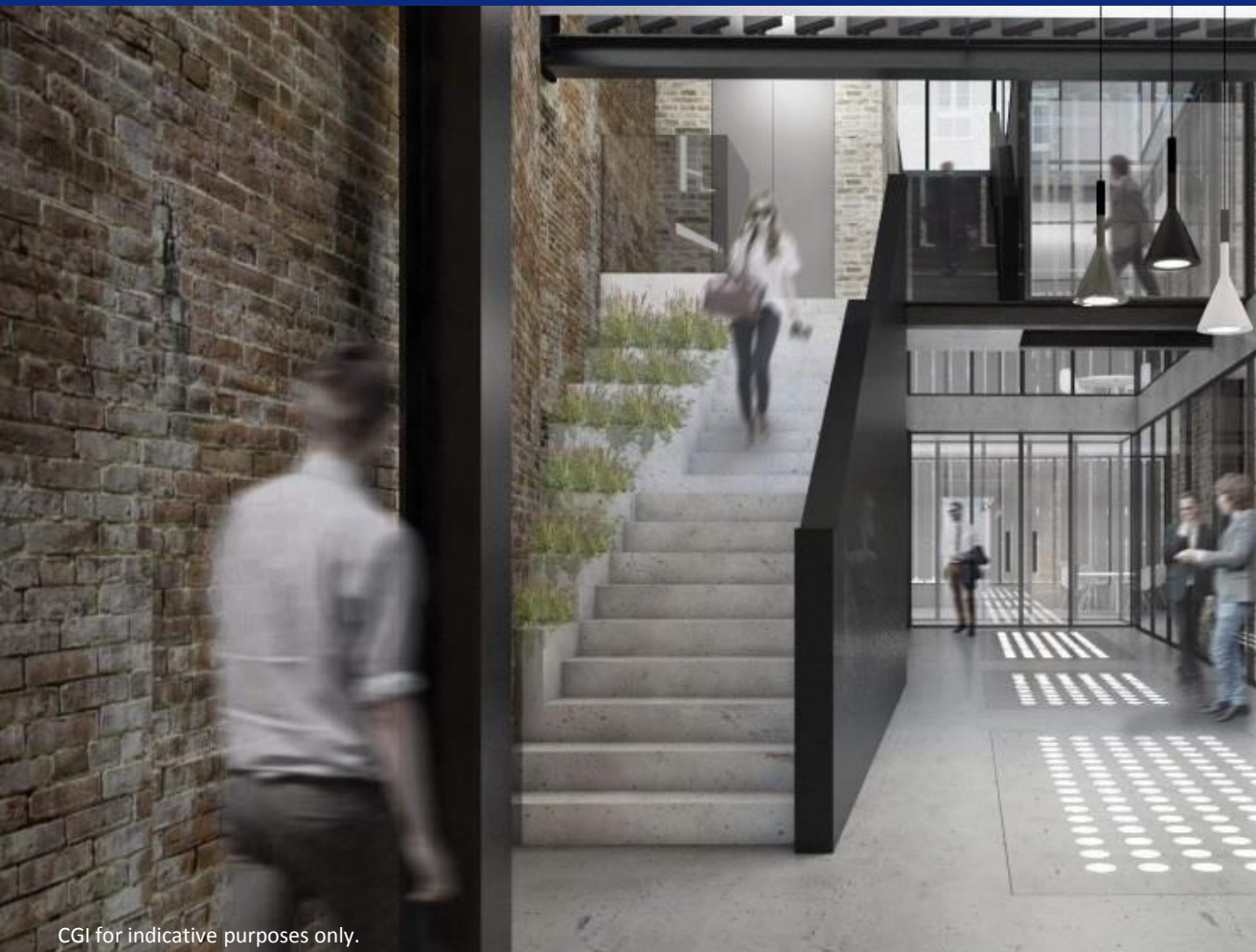
The site area is approximately 0.09 of an acre.

The property is within the 'Kings Cross St Pancras' Conservation Area.

The quoting rent is on the basis of the landlord building out the space to provide planning consented square footage.



Proposed rear elevation.



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PLANNING (Further information is available upon request)

Planning consent has been approved to provide a new 3 storey (plus basement) building of office & gallery use.

PROPOSED FLOOR AREA

Floor	New Floor Area (sq. ft.)	
	NIA	GIA
Basement	1518	2230
Ground	2,367	3,772
Mezzanine/First	1,546	2,056
Second	826	1,135
Total	6,257	9,193

TERMS

- (i) **LEASE** – A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

QUOTING RENT

Upon Application

FREEHOLD SALE

Upon Application
Subject to Contract.

VAT

The property is elected for VAT

BUSINESS RATES

Local Authority: Camden

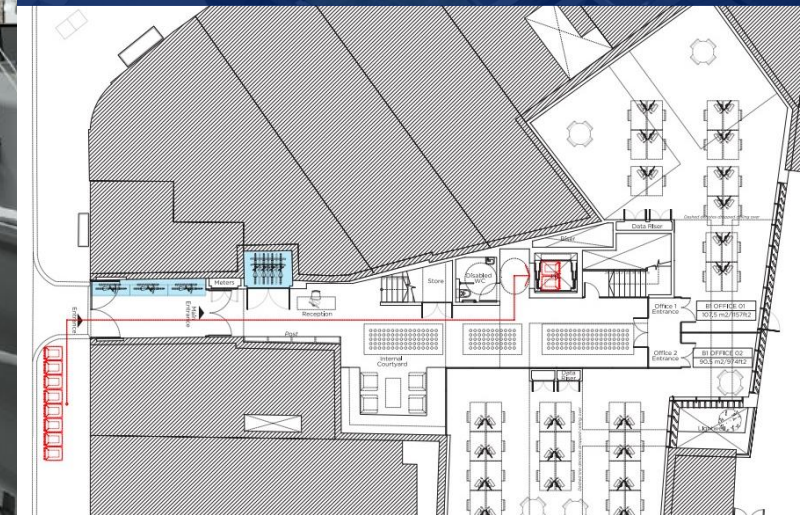
ALL INTERESTED PARTIES ARE TO MAKE
THEIR OWN ENQUIRIES.

EPC

Available Upon Request

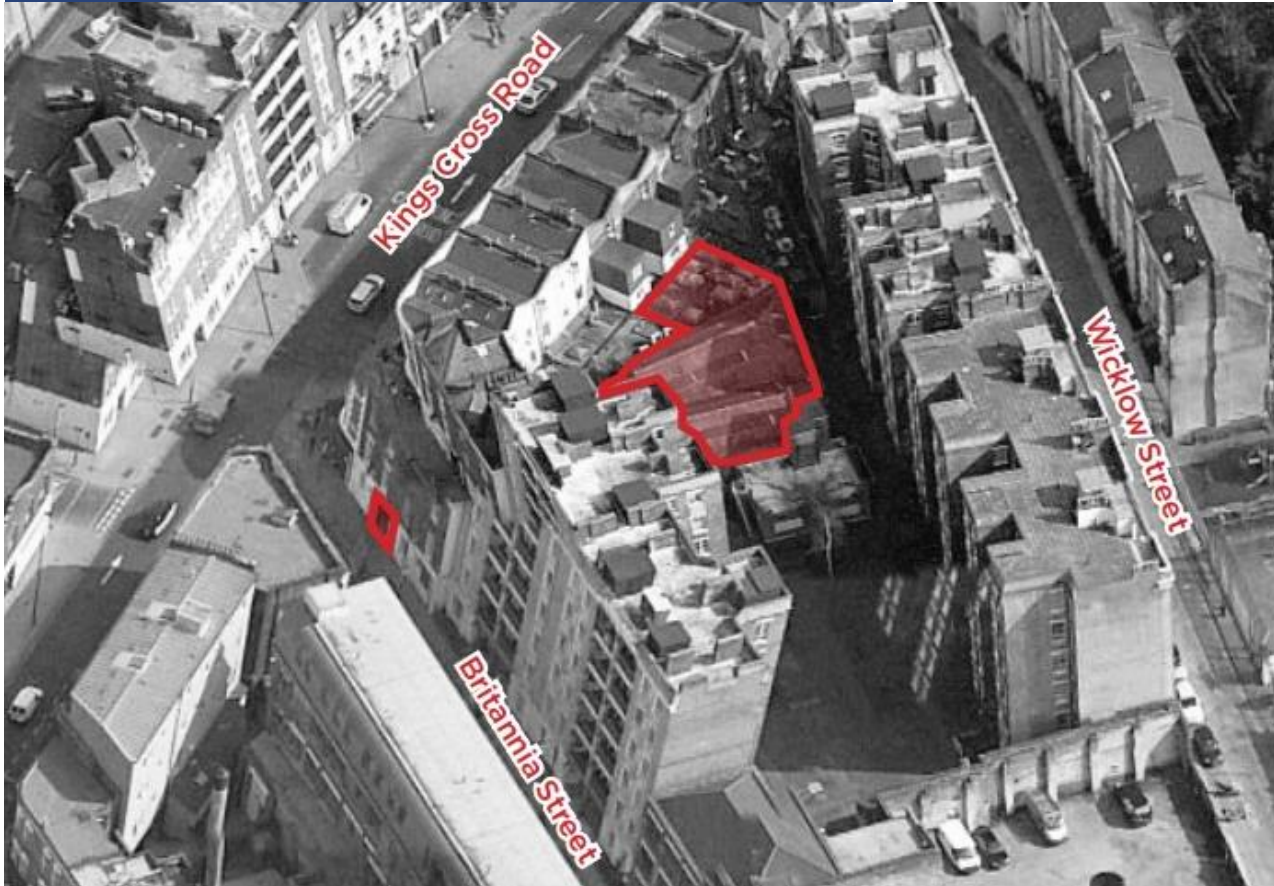


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Proposed space plan.

SITE PLAN



LEGAL COSTS - Each party is to be responsible for their own legal costs.

POSSESSION - Upon completion of legal formalities.

VIEWINGS

For further information please contact:

FOR ALL LETTING ENQUIRIES

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FOR FREEHOLD ENQUIRIES

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