



SAVOY STEWART
COMMERCIAL PROPERTY

OFFICES
TO LET

264 PENTONVILLE ROAD

King's Cross, N1 9JY

Fully Refurbished



KEY POINTS

- › High Street Frontage
- › Self Contained
- › Good Natural Light
- › Comfort Cooled
- › Own Front Door
- › Kitchen

TENURE	TO LET
SIZE	377 TO 2,795 SQ FT
RENT	£112,000 PER ANNUM
EPC	THIS PROPERTY HAS BEEN GRADED AS 87 (D).

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

The property is located directly opposite the entrance to Kings Cross Station.

ADDITIONAL INFORMATION

The property comprises a self contained building planned on Ground to 3rd floors located in the heart of the Kings Cross regeneration area.

The property has been completely refurbished with new comfort cooling and woodem style floors throughout.

AMENITIES

- * Self Contained
- * Opposite Kings Cross Station
- * Comfort Cooled
- * New Kitchen and WC's
- * Good Natural Light
- * Own Front Door

LEASE

The property is available on a new lease for a term by arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

AVAILABILITY

3rd Floor	464 sq ft
2nd Floor	377 sq ft
1st Floor	467 sq ft
Ground Floor	1,487 sq ft
Total	2,795 sq ft

RENT

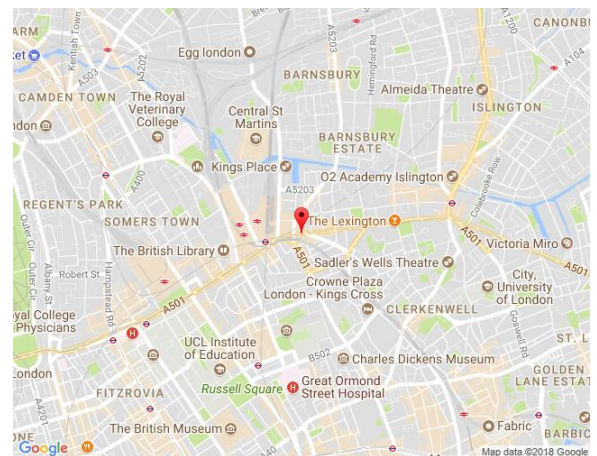
£112,000 per annum

BUSINESS RATES

Rates Payable: £24,502.10 per annum
(based upon Rateable Value: £49,700 and UBR: 49.3p)

SERVICE CHARGE

Available on Request



VIEWING & FURTHER INFORMATION



Darren Best
020 7478 9115
db@savoystewart.co.uk



Ross Bratt
020 7478 9114
rb@savoystewart.co.uk

or visit savoystewart.co.uk

