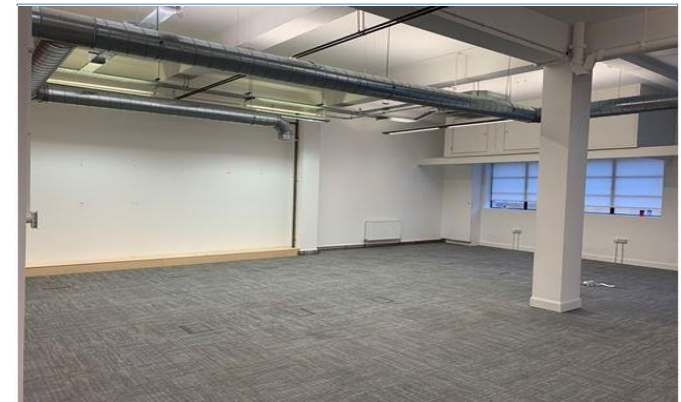




THORNBURY
REAL ESTATE

OPEN PLAN GROUND FLOOR MODERN FLEXIBLE CLASS “E” SPACE TO LET / FOR SALE

Suitable for a variety of uses – 2,600 sq ft (241.5 sq m) NIA



Unit A, Ground Floor Unit
70/78 York Way, London, N1 9AG

Rent

£90,000PA

Sale

ON APPLICATION

LOCATION

The Property is situated in an 'industrial' style building on the eastern side of York Way located in the heart of Kings Cross. There are a range of shops, restaurants and other amenities in the local area. The Property is close to various transports links with Kings Cross and St. Pancras International Railway Stations and Underground Stations (Circle, Hammersmith & City, Northern, Piccadilly and Victoria lines) within walking distance, as well as numerous bus links. Kings Cross has undergone substantial regeneration and is now "home" to Google & Facebook.

DESCRIPTION

The unit provides a ground floor open plan area having its own entrance.

AMENITIES

- Excellent natural light
- Male & female WCs
- Shower facilities
- Kitchen
- 4m ceiling height
- Cat 2 lighting
- Comfort Cooling

EPC

D – 88

RATES PAYABLE

Approx. £47,880

PLANNING

The Property has been used as offices for many years but has potential to be used for a variety of different uses which now fall in Class E of the Town and Country Planning (User Clauses) Order.

LEGAL COSTS

Each party to be responsible for their own legal and professional fees

TENURE

Virtual Freehold interest is for sale or alternatively, the property is available to let directly from the landlord for a term to be agreed.

RENT

£90,000 pa exclusive

PRICE

On application

VAT

The property has not been elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

OFFERS

Offers are invited in excess of **£90,000** pa exclusive to rent the property. The long leasehold value is available on application.

Any offers will be subject to Anti Money Laundering checks.

CONTACT

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