

FIELD & SONS

COMMERCIAL

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**54 BOROUGH HIGH STREET
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REFURBISHED OFFICE / E CLASS UNIT TO LET



**160 A KINGS CROSS ROAD, LONDON WC1X 9DH
520 SQ FT (48.5 SQ M)**

LOCATION

The property is located on the north side of the busy Kings Cross Road, close to the junction with Pentonville Road. Kings Cross St Pancras Station is within a short walk and numerous bus routes run along Kings Cross Road itself.

This is an exciting area which has profited from the revitalisation of Kings Cross station with an exceptional assortment of restaurants, bars and clubs.

DESCRIPTION

Comprises a self-contained mid-terrace unit arranged over ground floor, providing a clear open plan space to the front with kitchen point and W.C. / shower to the rear plus a small courtyard area.

Newly refurbished, ready for an incoming occupier's own fit out as required.

160 A KINGS CROSS ROAD

AMENITIES

- Air conditioning
- Alarm
- Security Shutters (front and back)
- Wooden flooring throughout
- Newly redecorated throughout
- Central heating
- Strip lighting
- Perimeter trunking (electric & data)
- Built-in kitchen

TERMS

Available by way of a new lease on terms by arrangement.

RENT

£20,000 per annum, exclusive of all outgoings.

BUSINESS RATES

£6,986 payable for the year 2023/24 (The Rateable Value being £14,000)

SERVICE CHARGE

Approx. £1,500 per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 118 (Band E).



FURTHER DETAILS

For further details please contact:

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