

**8-12 Leeke Street, Kings Cross, London,  
WC1X 9HT**



**SELF CONTAINED OFFICE HQ TO LET | 4,271 sq ft NET**



**Location**

Leeke Street is situated in the heart of Kings Cross, an area which has undergone huge regeneration in recent years. The nearby redevelopment undertaken by Central St Martins Art and Design School in Granary Square initiated the birth of Kings Cross as a destination for creative individuals. Leeke Street is a two minute walk from Kings Cross Station and St Pancras International offering excellent local, national and international connectivity. The rebirth of Kings Cross has attracted high profile occupiers which include Google, YouTube, Guardian Media Group, WeWork, Facebook, numerous galleries and architects.

**Description**

The property is a self-contained building that was comprehensively refurbished to a high specification 13 years ago and subsequently occupied by MUJI as their European HQ. Attracting plenty of natural light the property has additional features that include comfort cooling, high ceilings, and a fully accessible raised floor. There is a modern entrance, disabled access and numerous WC facilities. On the second floor there is a spacious roof terrace with an adjoining annexe that provides a break-out area. Given the specification of the property within such an exclusive location it represents limited stock and will receive plenty of interest. Occupation is from April 2018.

**Floor Areas**

Floor	sq ft	sq m	
2nd Floor	208	19.32	
1st Floor	1,590	147.72	
Ground Floor	2,473	220.74	
<b>TOTAL (approx.)</b>	<b>4,271</b>	<b>396.78</b>	
*Measurement in terms of *NIA			

**Jason Hanley, Partner**

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**Georgia Mason, Agency Surveyor**

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract April 2018**

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**Terms**

Tenure:	Leasehold
Lease:	A new FRI lease to be agreed direct from the Landlord for 5-10 years.
Rent:	£292,563 per annum exclusive i.e. £68.50 psf overall
Rates:	Estimated at £17.66 psf pa (2018/2019)
Service Charge:	N/A i.e. Self-Contained
EPC Rating:	TBC

**Amenities**

- Self contained two-storey property in the heart of London's Kings Cross
- Currently being refurbished
- Comfort cooling
- High specification finishes including 20m Monoplex skylight
- Roof terrace with annexe office/boardroom
- Video entry phone
- Disabled access, shower and WC facilities
- Close to local amenities and trendy restaurants and bars
- Excellent natural light
- Fibre connectivity

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