

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



ONLY £63.50 psf Inclusive! 12 MONTHS TO 36 MONTHS | Grade A + with PRIVATE ROOF TERRACE | FULLY FITTED | 1,798 SQ FT



Location

Leeke Street is situated in the heart of Kings Cross, an area which has undergone huge regeneration. 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 2-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 including Google, YouTube, Guardian Media Group, numerous galleries and architects.

Description

The property was comprehensively refurbished to a high specification 5 years ago. Features architectural finishes and flooded with natural light. Includes excellent comfort cooling, high ceilings, and a fully accessible raised floor.

On the second floor there is a spacious roof terrace with an adjoining annexe that provides a break-out area.

The 1st and 2nd floors must be taken together, including sole use of the private roof terrace.

Floor Areas

Floor	sq ft	sq m
2 nd Floor	208	19
1 st Floor	1,590	148
TOTAL (approx.)	1,798	167

*Measurement in terms of *NIA



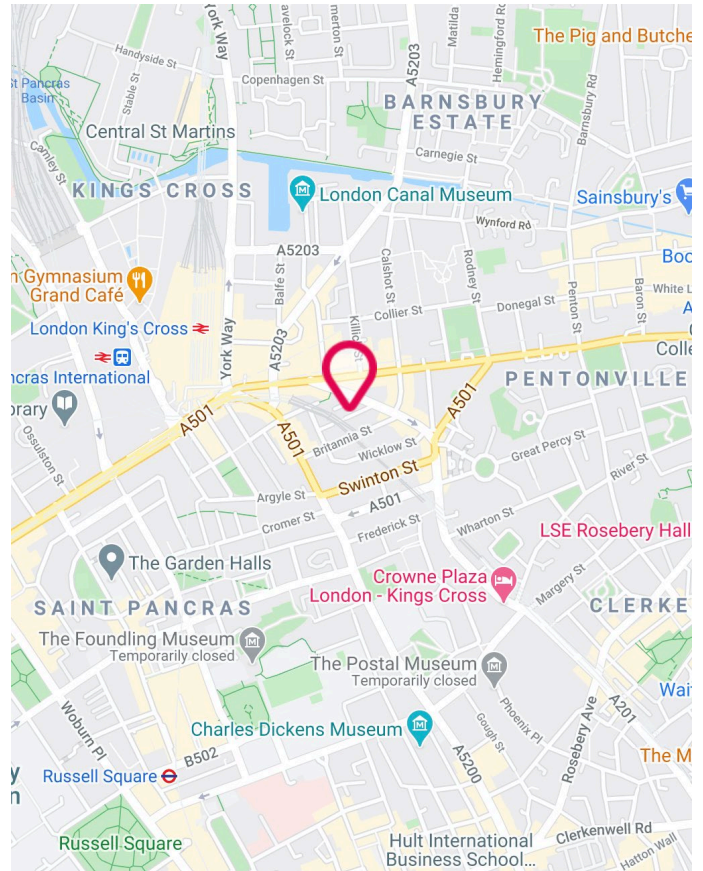
Jason Hanley, Partner

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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 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 2024

1ST & 2ND FLOORS REMAINING WITH PRIVATE ROOF TERRACE | FULLY FITTED | 1,798 SQ FT





Terms

Lease:	A new short term lease(s) from 3 months up to 36 months, direct from the Landlord. Only £63.40 psf inclusive (excl VAT and fibre & electricity)*
Rent:	1st & 2nd Floors – Reduced to £9,500 pcm inclusive (excl VAT) approx. £114,000 per annum inclusive of Rent, Rates and Service charge. *excludes electricity
Rates:	N/A – all inclusive
Service Charge:	N/A – all inclusive
EPC Rating:	C

Amenities

- 1st & 2nd floors must be taken together
- Comprehensively refurbished in 2017 & beautifully fully fitted
- Comfort cooling (new in 2017/18)
- High specification finishes
- Large private roof terrace with annexe office/boardroom and spiral staircase available with remaining 1st & 2nd floors
- Video entry phone
- Close to local amenities and trendy restaurants and bars
- Excellent natural light
- Fibre connectivity - active

Jason Hanley, Partner

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 jhanley@monmouthdean.com

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