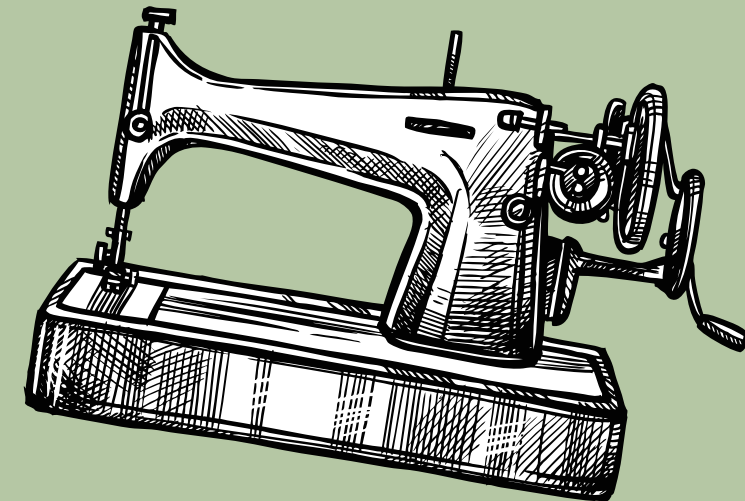


100  
**Brewery**  
King's Cross N7



---

31,921 FT<sup>2</sup> OFFICE SPACE  
AVAILABLE FOR RENT

GROUND FLOOR  
LET TO VINTED

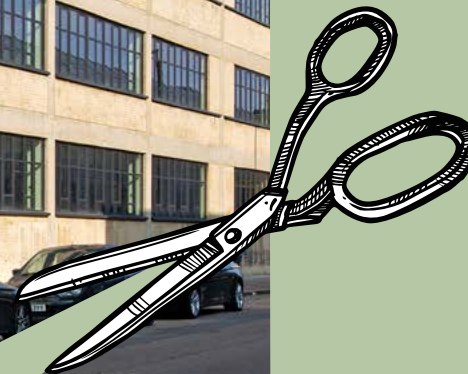
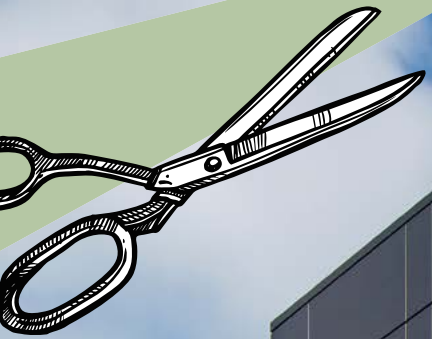
100  
Brewery

# Comprehensively Refurbished Space

100 Brewery Road provides thoughtfully redesigned office space within walking distance of King's Cross Station.

Further to the recent letting of the ground floor to renowned online clothing platform Vinted, the building formally used for apparel manufacturing now offers 31,921 Ft<sup>2</sup> of high quality modern accommodation that will suit a wide range of sectors and occupiers.

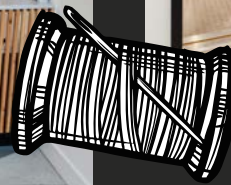
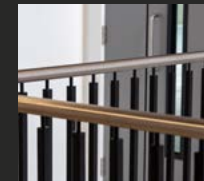
100 BREWERY ROAD



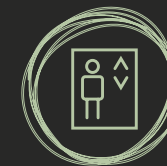
# An impressive new arrival with feature atrium

The reception area offers a grand welcome, with feature lighting hanging in a light filled atrium.

The design features throughout the building providing everything expected by today's occupier.



EPC



2 x Goods /  
Passenger Lifts



Wiredscore  
'Gold'



3x Demised Terraces  
to Third Floor



Bike  
Storage



4 Showers



9 Car Parking  
Spaces + EV  
Charging

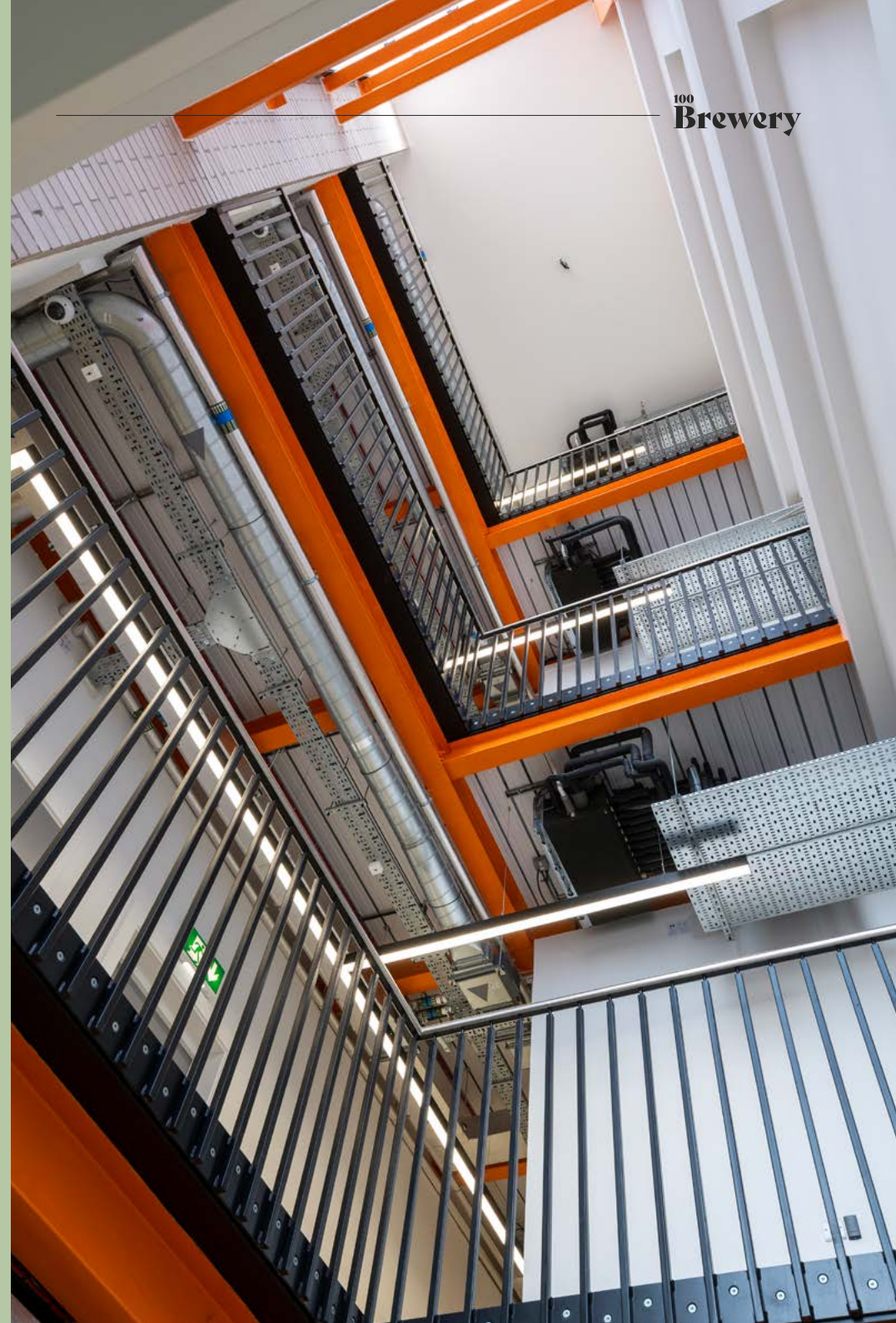


Photovoltaic (PV)  
Solar Panels



BREEAM  
Very Good







Third Floor

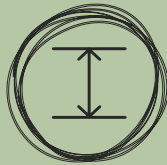
# Floor Plans

FLOOR	USE	FT <sup>2</sup>	M <sup>2</sup>	TERRACE FT <sup>2</sup>
Third	Office	9,031	839	2,134
Second	Office	11,413	1,060	-
First	Office	11,477	1,066	-
<b>Ground</b>	<b>Let</b>	-	-	-
<b>TOTAL</b>		<b>31,921</b>	<b>2,965</b>	<b>2,134</b>

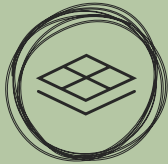
## Specification



Exposed Services



3m ceiling height



100mm raised floors



LG7 lighting



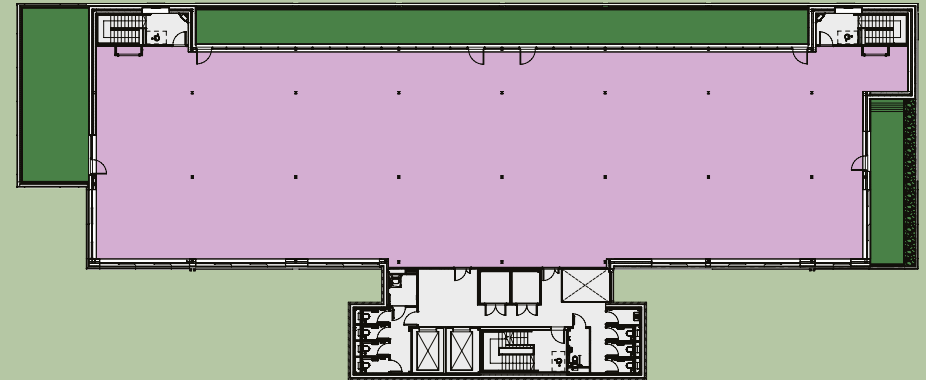
VRF air conditioning



Excellent natural daylight

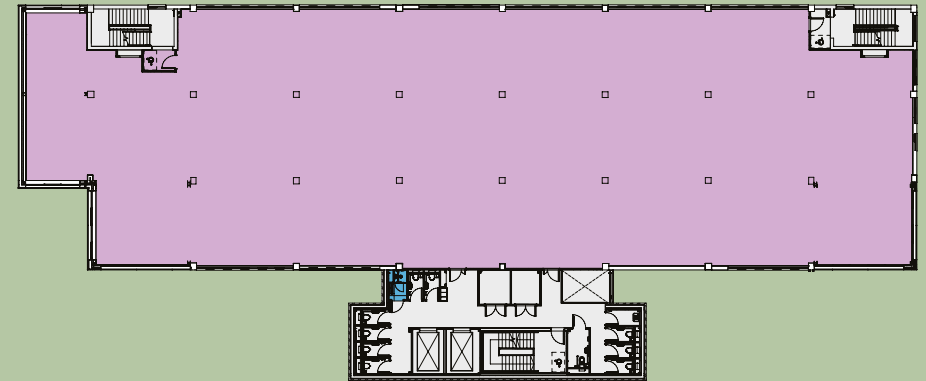
### THIRD FLOOR

9,031 Ft<sup>2</sup>  
839 M<sup>2</sup>



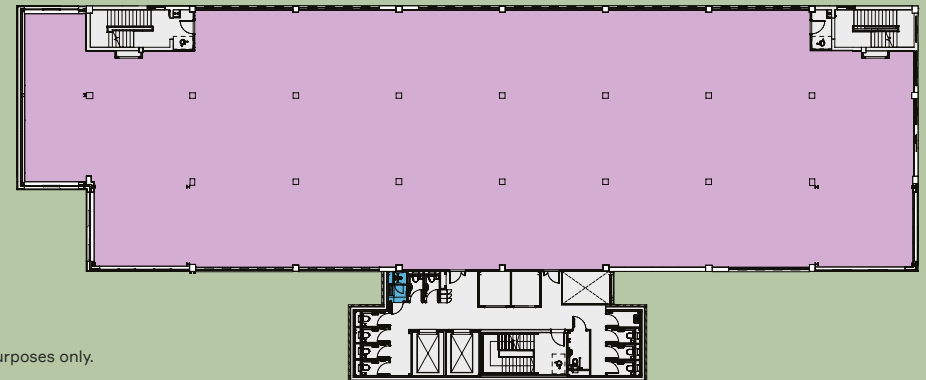
### SECOND FLOOR

11,413 Ft<sup>2</sup>  
1,060 M<sup>2</sup>



### FIRST FLOOR

11,477 Ft<sup>2</sup>  
1,066 M<sup>2</sup>



- Office
- Core
- Shower
- Terraces

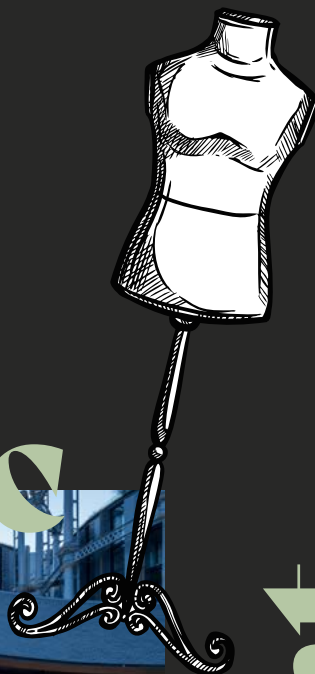


Not to scale. For indicative purposes only.

# Location



- 01. Granary Square
- 02. Coal Drops Yard
- 03. Camden Lock
- 04. Regents Canal



# Dynamic



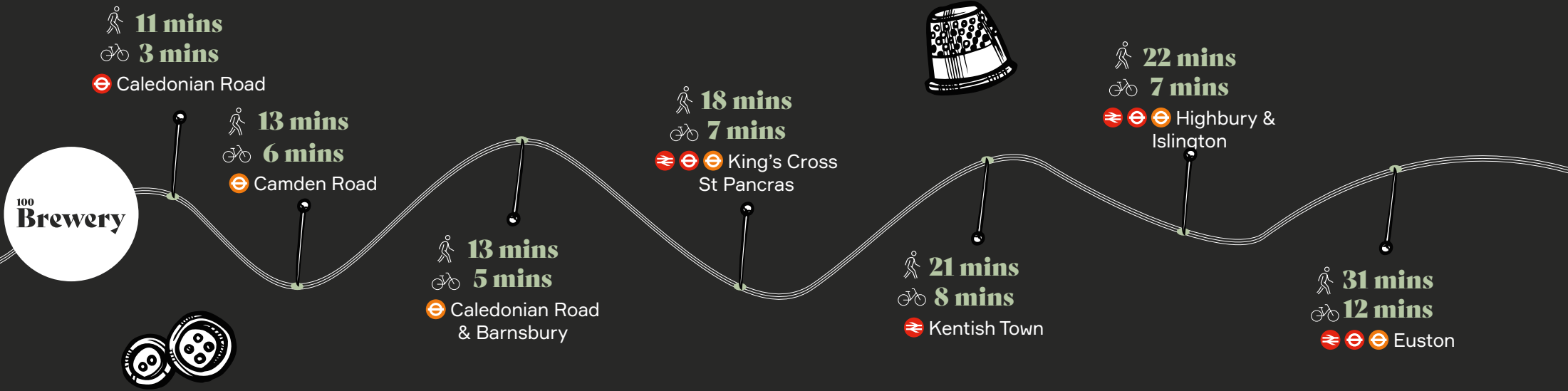
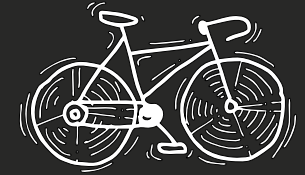
# Vibrant



Brewery Road is ideally positioned a short distance from King's Cross, Camden and Highbury, all offering an eclectic range of boutiques, restaurants and food markets. Nearby, Coal Drops Yard and Camden Lock are internationally renowned retail and leisure destinations.



# The place to be



100 Brewery is within walking distance of King's Cross St Pancras Station which links six London Underground Lines and places all of London on your doorstep.

The two combined train stations are also served by the London Overground, Thameslink, Great Northern, Southeastern, East Midlands and Grand Central Railways allowing change-free journeys to major UK cities including St Albans, Brighton, Sheffield & Leeds.

The Eurostar provides direct high-speed trains to France, Belgium and Holland.







# Amongst trendsetting amenities



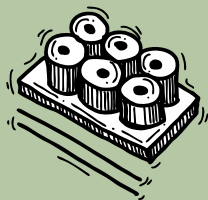
## To Eat & Drink:

- 01. Hammerton Brewery
- 02. Meltdown London
- 03. Dishoom
- 04. Spiritland
- 05. Old Eagle Pub
- 06. The Colonel Fawcett
- 07. Brewdog
- 08. The Blues Kitchen
- 09. Granger & Co
- 10. Mildreds
- 11. The Lighterman
- 12. Granary Square Brasserie
- 13. Vermuteria
- 14. Coal Office
- 15. German Gymnasium
- 16. Lina Stores
- 17. Salvino
- 18. BRGR

- 19. Two Tribes Brewery
- 20. Caravan Coffee Roasters and Brewbar
- 21. Healthy Wealthy
- 22. The Gas Station
- 23. Hoppers

## To Enjoy:

- 01. Hawley Wharf
- 02. Camden Market
- 03. Everyman Cinema
- 04. Caledonian Park
- 05. Granary Square
- 06. Coal Drops Yard
- 07. The British Library
- 08. Lightroom
- 09. London Canal Museum



EUSTON

100 Brewery Road | King's Cross | N7

# Quoting Rents

From £39.50 Per Ft<sup>2</sup>

# Viewings

Strictly through the sole letting agents:

**Elliott Stern**

+44 (0) 7834 918700  
es@compton.london

**Josh Perlmutter**

+44 (0) 7814 699 096  
jp@compton.london

**Josh Miller**

+44 (0) 7917 725 365  
jm@compton.london



Compton for themselves and for the vendors or lessors of this property for the property whose agents they are given notice that: - 1) The particulars are set out as general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract: 2) All description, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) No person in the employment of Sterling Ackroyd and Christo & Co has any authority to make or give any representation or warranty whatsoever in relation to this property. February 2024

Map data ©2024 Google Maps. Design by darwooddesign.com

