King's Cross Phoenix Yard 65-69 King's Cross Road WC1X 9LW

Opportunity to rent two selfcontained warehouse building's in the heart of Kings Cross

> Office Space To Lease

020 7089 6FF

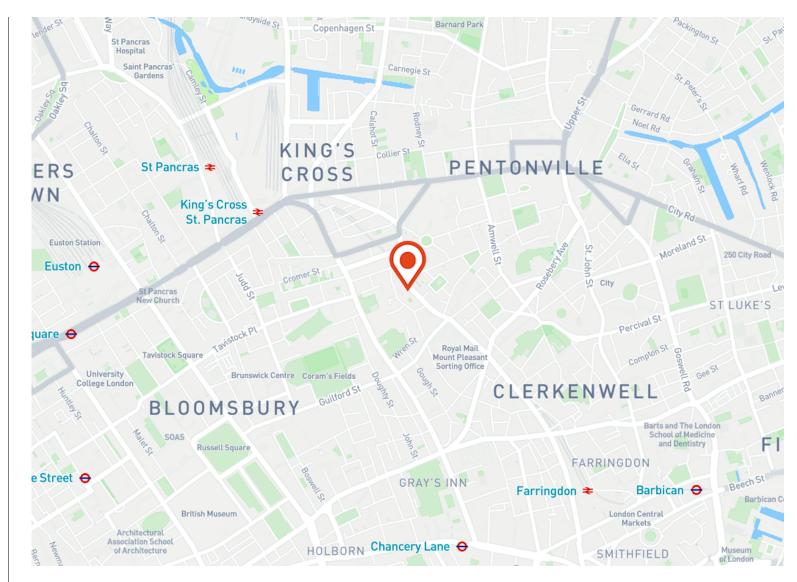
For Rent 976 to 15,408 ft ²

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Location

The buildings enjoy a prime location on Kings Cross Road, offering seamless connections to key routes such as Pentonville Road, Grays Inn Road, and Farringdon Road. Kings Cross itself sits conveniently between the vibrant West End and the City Fringe, making it a strategic hub for some of the world's most influential companies. Global giants like Meta (encompassing Facebook, Instagram, WhatsApp), Google, Netflix, YouTube, Universal Music Group, Samsung, AstraZeneca, Louis Vuitton, and The Guardian all call this dynamic area home.

The area has also undergone significant regeneration, highlighted by the transformation of Coal Drops Yard and St Pancras Square, creating a thriving blend of business, culture, and lifestyle in this iconic part of London.

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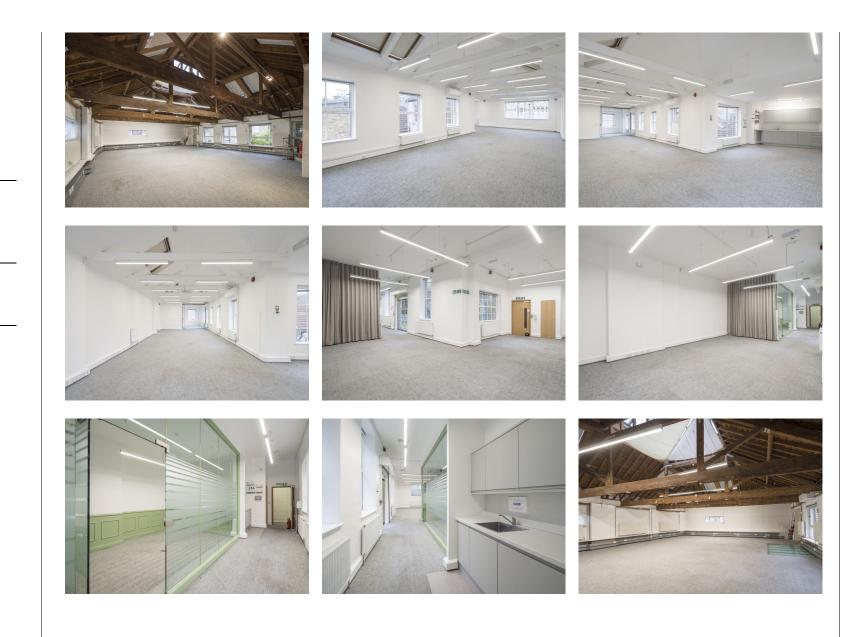




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Amenities

- 2 x self-contained office buildings (not available on a floor by floor basis)
- Partially fitted with cabling, kitchenette, flooring, meeting rooms
- Flexible lease terms available up to 3 years
- Located in the heart of Kings Cross
- Suspended lighting
- Courtyard
- Great ceiling height through
- Plethora of natural daylight
- Key card & finger print access
- Air conditioning is installed in part
- Office (Class E) use

Description

Two neighbouring, self-contained buildings are now available, offering flexibility with an E use class designation. Previously utilised as office spaces, these buildings can be leased together, as standalone properties, or even as separate individual units, providing versatile options to suit your business needs.

Housed within former Victorian warehouses, these distinctive spaces exude charm and character, featuring expansive windows that flood the interiors with natural light, and impressive floor-to-ceiling heights that create an inspiring and open working environment. Perfect for businesses seeking a unique, stylish workspace with a nod to historical architecture.

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For Rent 976 to 15,408 ft² Content

View on Website



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For Rent 976 to 15,408 ft² Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft	Service) Charge (sq ft)	Total month	Total year	Availability
Unit - 2nd Floor, 65 Kings Cross Road	1,412	£35	£14	£4.31	£6,272.81	£75,273.72	Available
Jnit - 1st Floor, 65 Kings Cross Road	4,781	£35	£14	£4.31	£21,239.59	£254,875.11	Available
Jnit - Ground, 65 Kings Cross Road	3,532	£35	£14	£4.31	£15,690.91	£188,290.92	Available
Jnit - Lower Ground, 65 Kings Cross Road	296	£35	£14	£4.31	£1,314.98	£15,779.76	Available
Unit - 2nd Floor, 67- 69 Kings Cross Road	1,696	£35	£14	£8.29	£8,097.37	£97,168.49	Available
Jnit - 1st Floor, 67-69 Kings Cross Road	1,696	£35	£14	£8.29	£8,097.37	£97,168.49	Available
Jnit - Ground Floor, 67-69 Kings Cross Road	1,018	£35	£14	£8.29	£4,860.33	£58,324.01	Available
Unit - Lower Ground, 67-69 Kings Cross Road	976	£35	£14	£8.29	£4,659.59	£55,915.04	Available

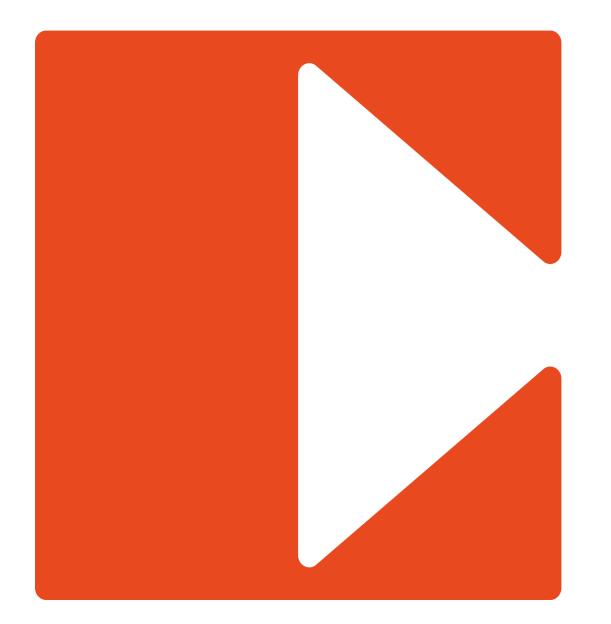
Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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