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

For Rent 976 to 15,408 ft ²

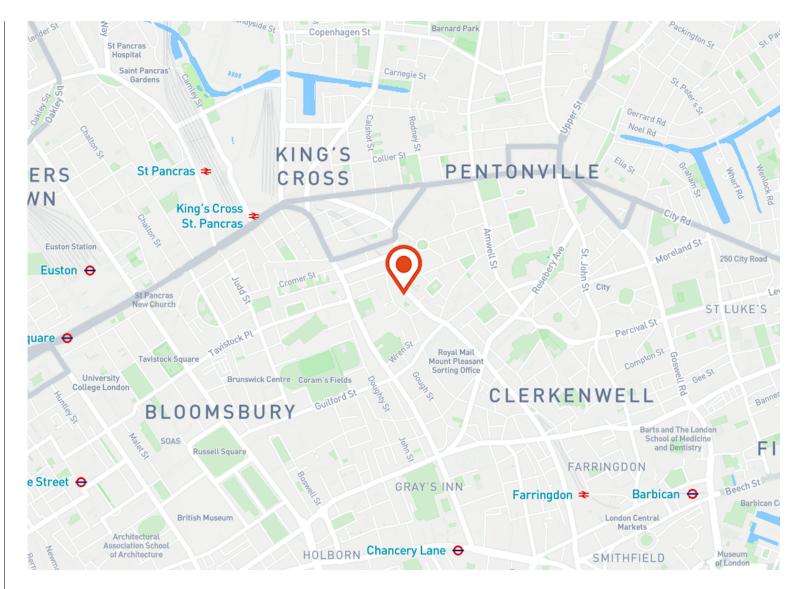
020 7101 2020 compton.london



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

For Rent 976 to 15,408 ft²



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.

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

For Rent 976 to 15,408 ft²



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

For Rent 976 to 15,408 ft²



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

For Rent 976 to 15,408 ft²









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

For Rent 976 to 15,408 ft²



















King's Cross Phoenix Yard 65-69 King's Cross Road WCIX 91W

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

For Rent 976 to 15,408 ft²

Amenities

- 2 x self-contained office buildings (not available on a floor by floor basis)
- Partially fitted with cabling, kitchenette, flooring, meeting rooms
- 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
- Suitable for co-working operators

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 a wide range of businesses seeking a unique, stylish workspace with a nod to historical architecture.

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

For Rent 976 to 15,408 ft²

Content

Watch the film



View on Website



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

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
Unit - 1st Floor, 65 Kings Cross Road	4,781	£35	£14	£4.31	£21,239.59	£254,875.11	Available
Unit - Ground, 65 Kings Cross Road	3,532	£35	£14	£4.31	£15,690.91	£188,290.92	Available
Unit - 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	£8,096.99	£97,163.84	Available
Unit - 1st Floor, 67-69 Kings Cross Road	1,696	£35	£14	£8.29	£8,097.37	£97,168.49	Available
Unit - Ground Floor, 67-69 Kings Cross Road	1,018	£35	£14	£8.29	£4,860.10	£58,321.22	Available
Unit - Lower Ground, 67-69 Kings Cross Road	976	£35	£14	£8.29	£4,659.59	£55,915.04	Available

020 7101 2020 compton.london

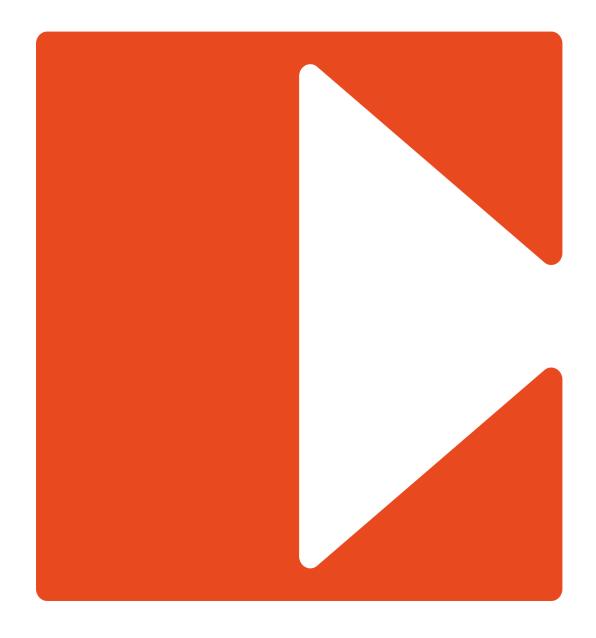
Contact Us

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

Elliott Stern es@compton.london 07834 918700

Emma Higgins eh@compton.london 07769 605 295

Samantha-Jo Roberts sr@compton.london 07704343032



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 10/09/2025