

Compton

For Rent
**17 Railway Street
Kings Cross N1**



Fully fitted, self-contained, ground floor now available on a sublease, located a stone's throw from Kings Cross Station.

For Rent

17 Railway Street
Kings Cross N1

Size

2,000 Ft²

Rent

£67.50 per sq ft

Fitout

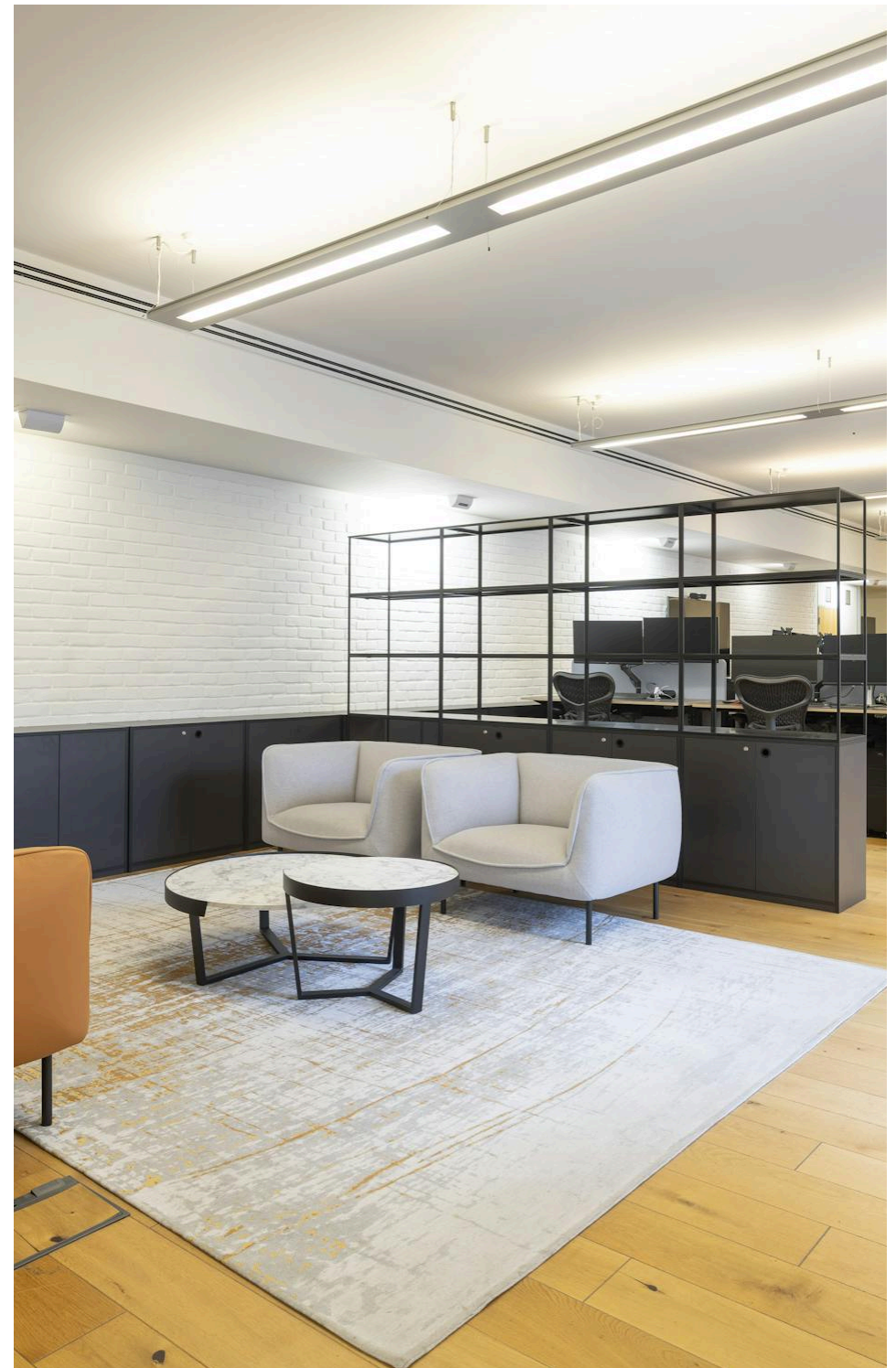
Fitted

Description

Positioned in the bustling and well-connected precinct of Kings Cross, 17 Railway Street presents a rare opportunity to lease a high-quality, self-contained ground floor office space.

This thoughtfully fitted unit is designed to support productivity and collaboration, featuring generous natural light throughout, a functional layout with open-plan workstations, private meeting rooms, a kitchenette with comfortable breakout areas. The space is fully furnished and ready for immediate occupation, offering a true plug-and-play solution ideal for a range of business types.

Compton



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17 Railway Street
Kings Cross N1

Size

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Rent

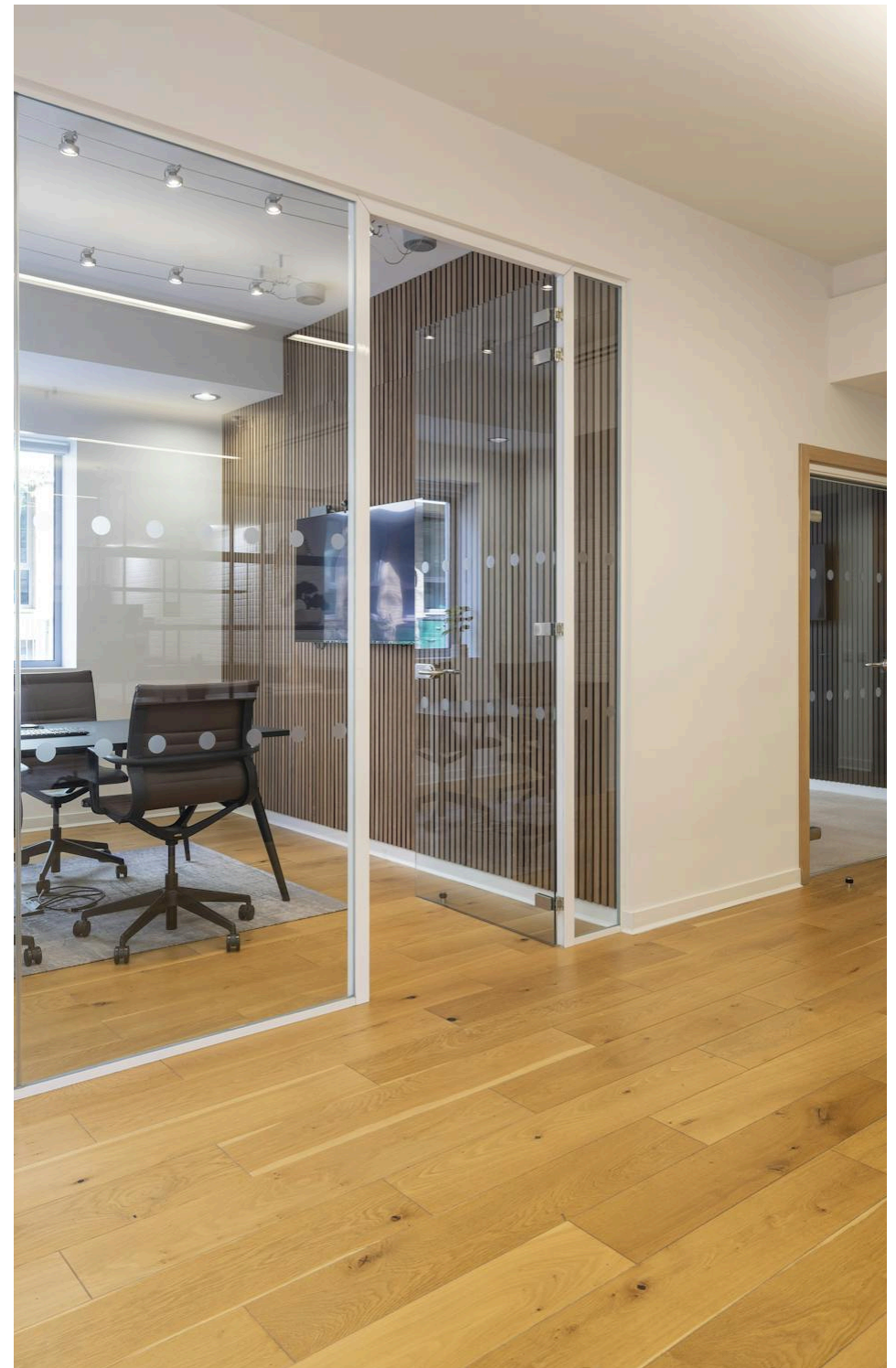
£67.50 per sq ft

Fitout

Fitted

Description

Available by way of sublease through to August 2030, this property provides an excellent medium-term option in a sought-after inner-city location with easy access to public transport, cafes, and local amenities.



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Click to Play



For Rent

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Office

Size

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Rent

£67.50 per sq ft

Fitout

Fitted

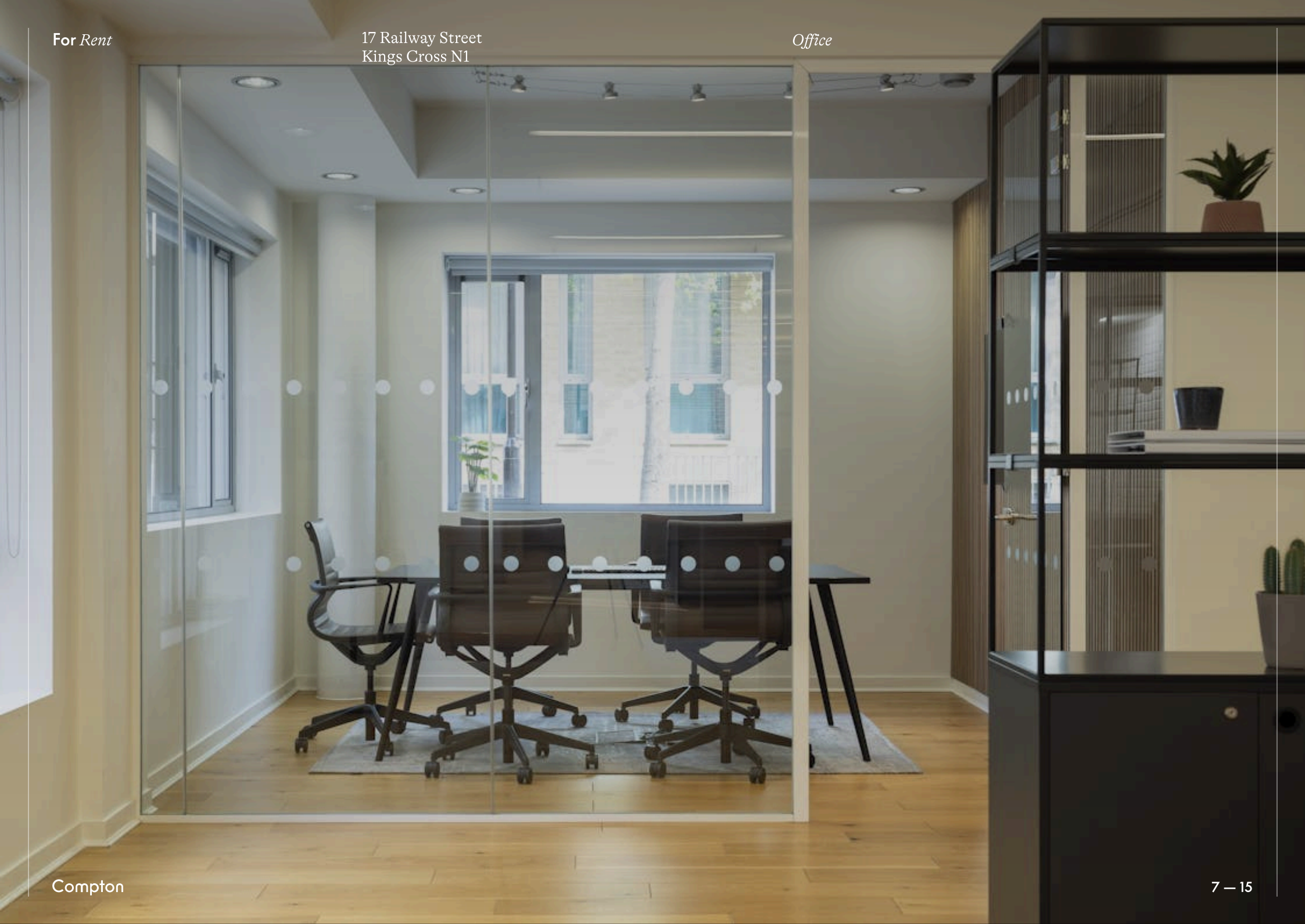


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17 Railway Street
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Office



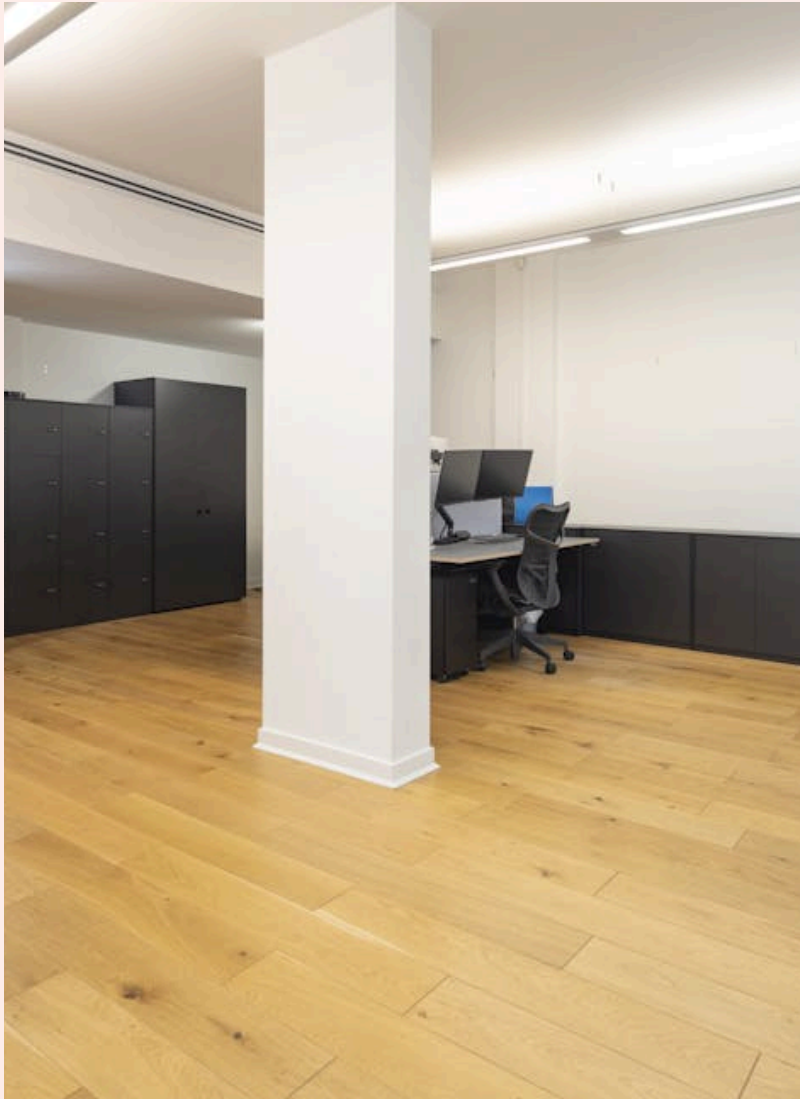
Compton

7 — 15

For Rent

17 Railway Street
Kings Cross N1

Office



Office

For Rent

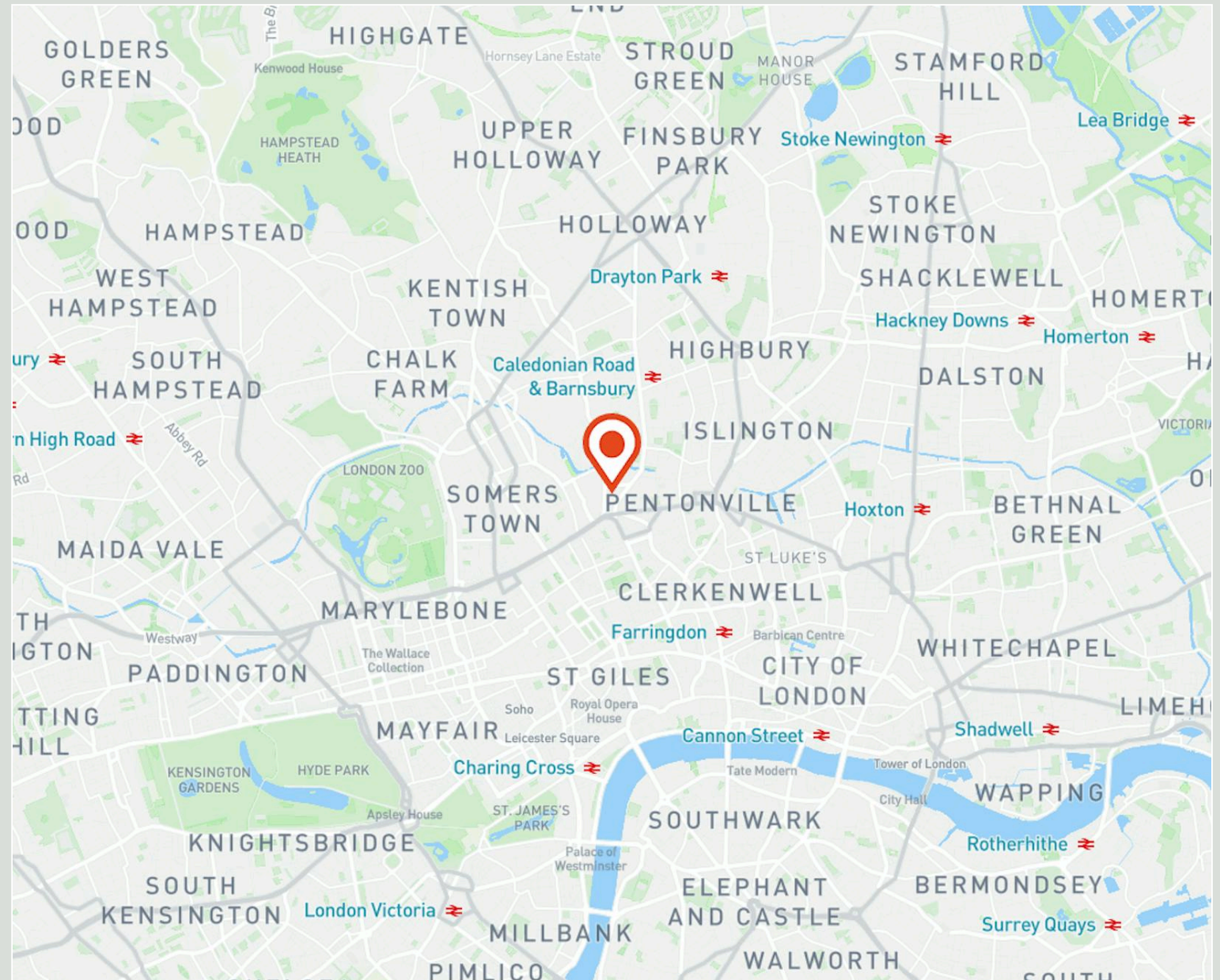
17 Railway Street
Kings Cross N1

Location

The immediate surrounds benefit from a variety of restaurants, coffee shops and bars which enhance a thriving working environment. A short walk away is the vibrant Pancras Square, Granary Square and Kings Place providing, eateries, galleries and entertainment along the Regent's Canal.

Within a short walk are the neighbouring London villages of Islington, Bloomsbury, Clerkenwell and Camden. Transport links are excellent, King's Cross St Pancras underground is the biggest interchange station on the London underground network and is served by six tube lines: Circle, Hammersmith & City, Metropolitan, Northern, Victoria and Piccadilly.

Reaching London's other principal mainline stations is easy from



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17 Railway Street
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Office



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10 — 15

For Rent

17 Railway Street
Kings Cross N1

Amenities

- Self-contained unit
- Fully fitted and ready to occupy
- Available on a sublease until August 2030
- Ground Floor
- Good natural light
- Located a very short walk from Kings Cross Station
- Located near Granary Square & Coal Drops Yard
- Secure bike storage

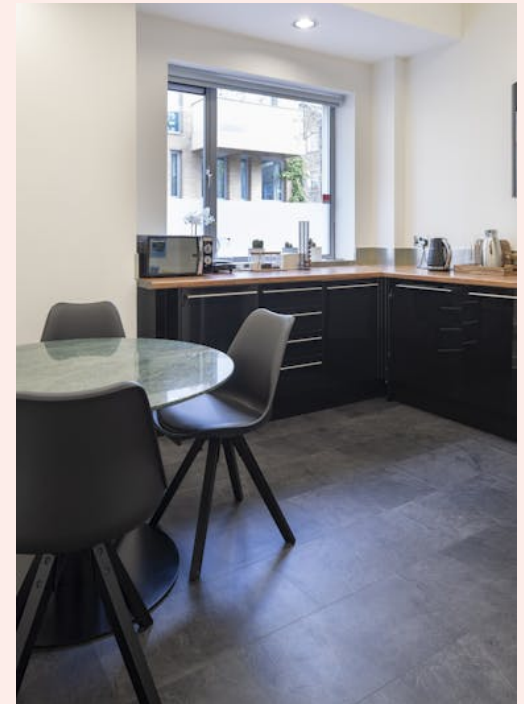
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For Rent

17 Railway Street
Kings Cross N1

Office



Office

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17 Railway Street
Kings Cross N1

Availability

| Name | Sq Ft | Rent (Sq Ft) | Rates Payable (Sq Ft) | Service Charge (Sq Ft) | Total /Sq Ft | Total Month | Total Year | Availability |
|--------|-------|--------------|-----------------------|------------------------|--------------|-------------|------------|--------------|
| Ground | 2,000 | £67.50 | £19.31 | £4.44 | £91.25 | £15,208.33 | £182,500 | Available |

For Rent

17 Railway Street
Kings Cross N1

Tenure

Sublease

Availability

Available Immediately

Compton Concierge

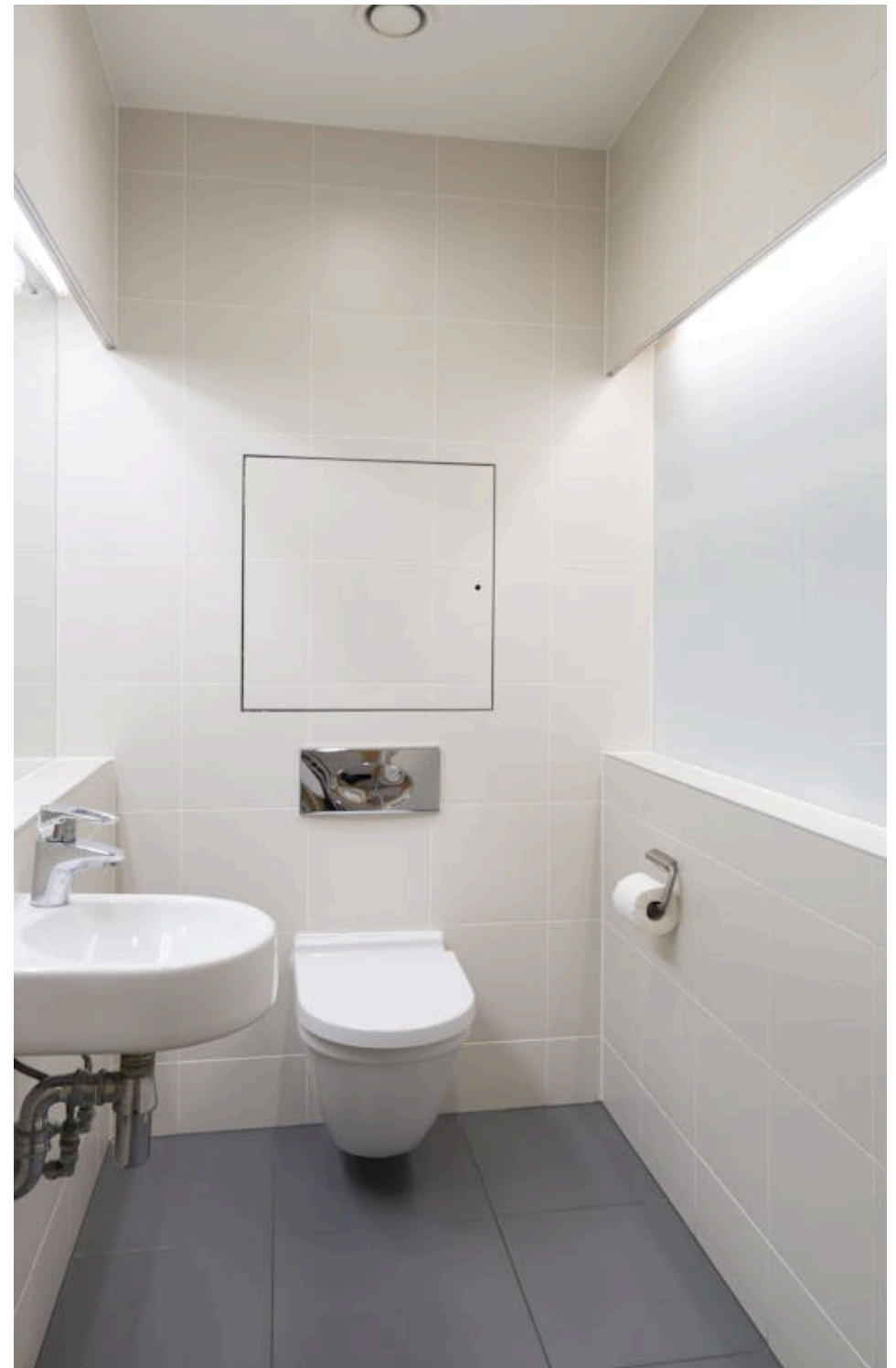
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Content

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