

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

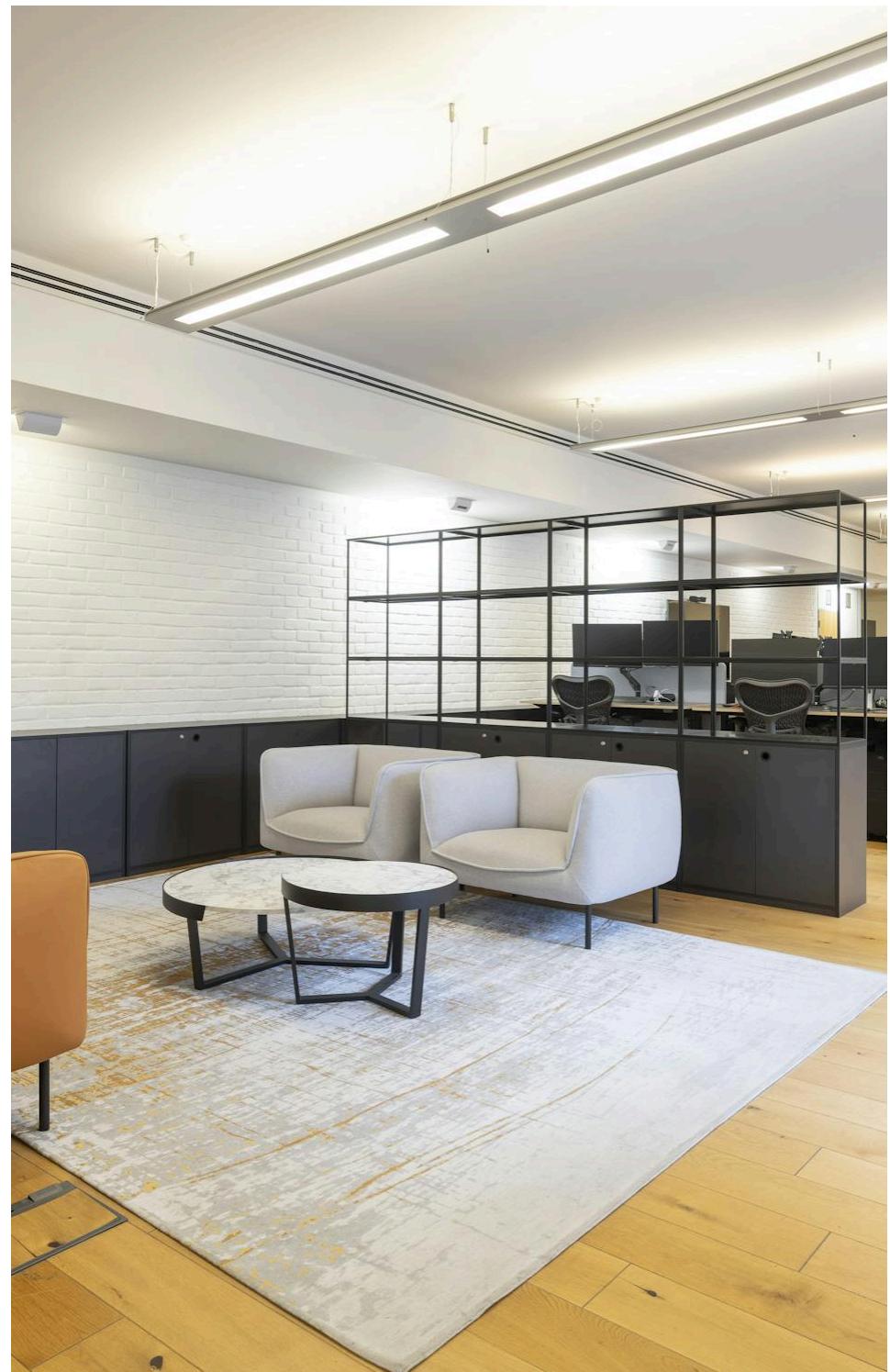
Fitted

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.

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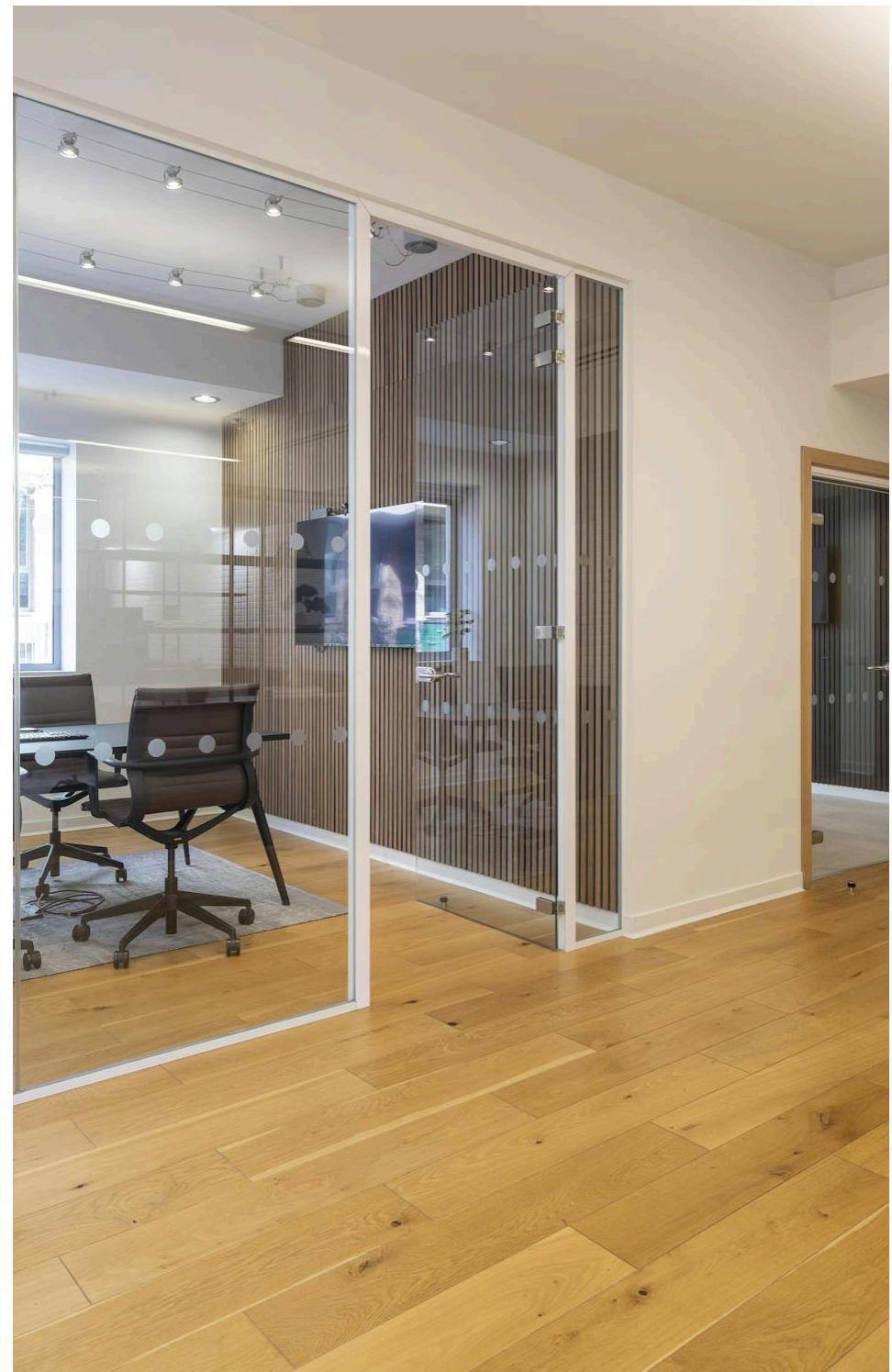
Fitout

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



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Office

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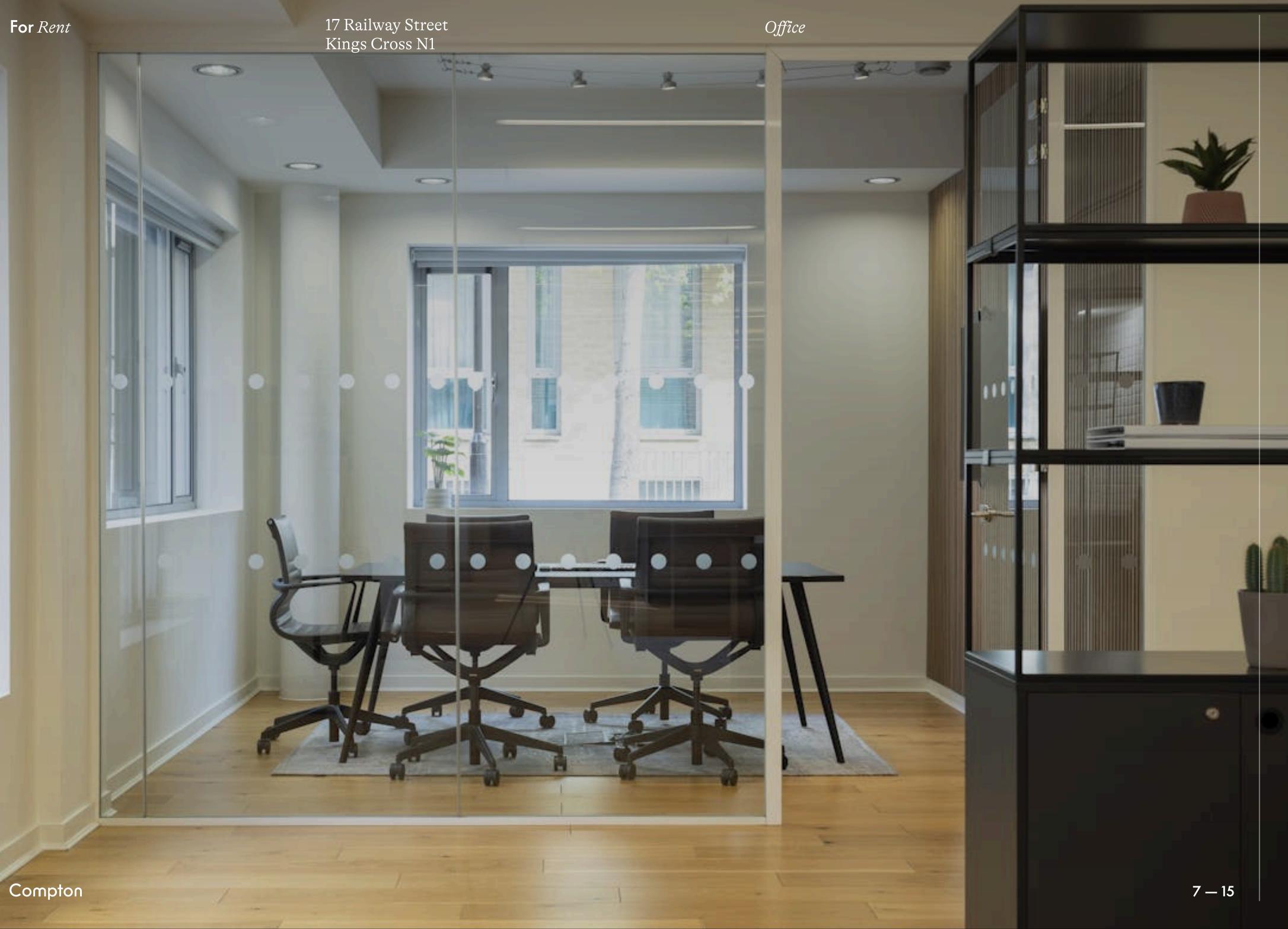
Compton



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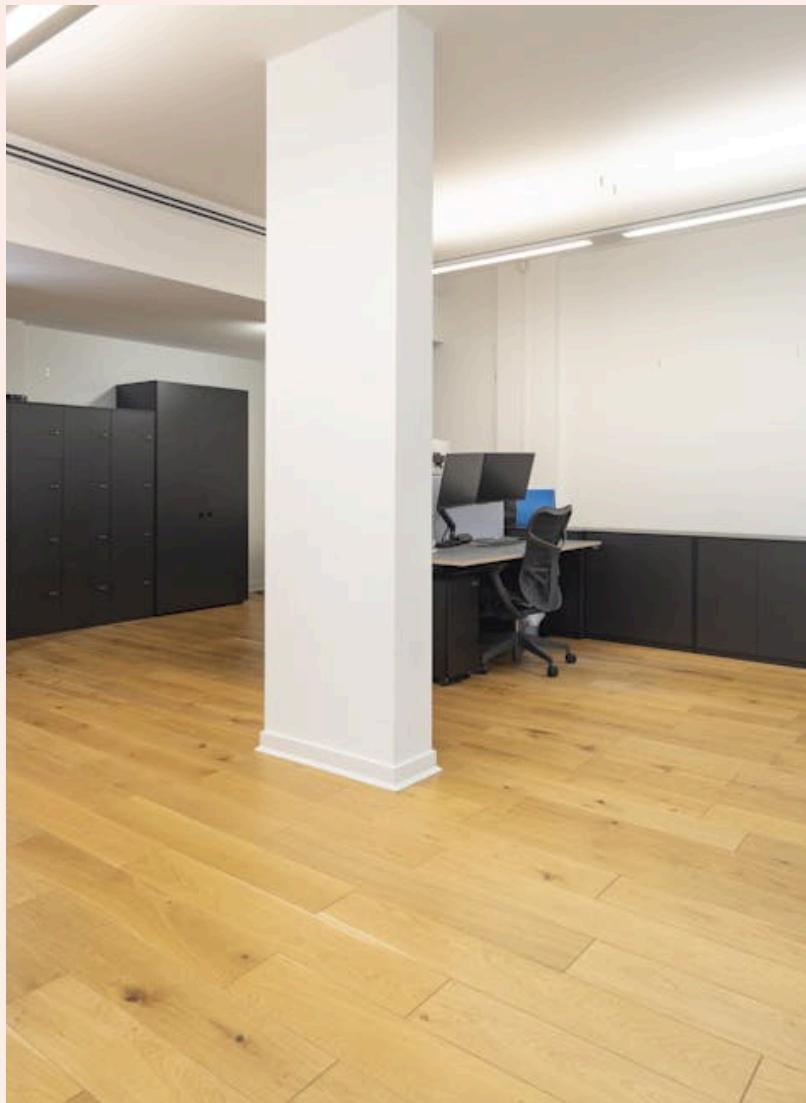
17 Railway Street
Kings Cross N1

Office



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17 Railway Street
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Office

Office

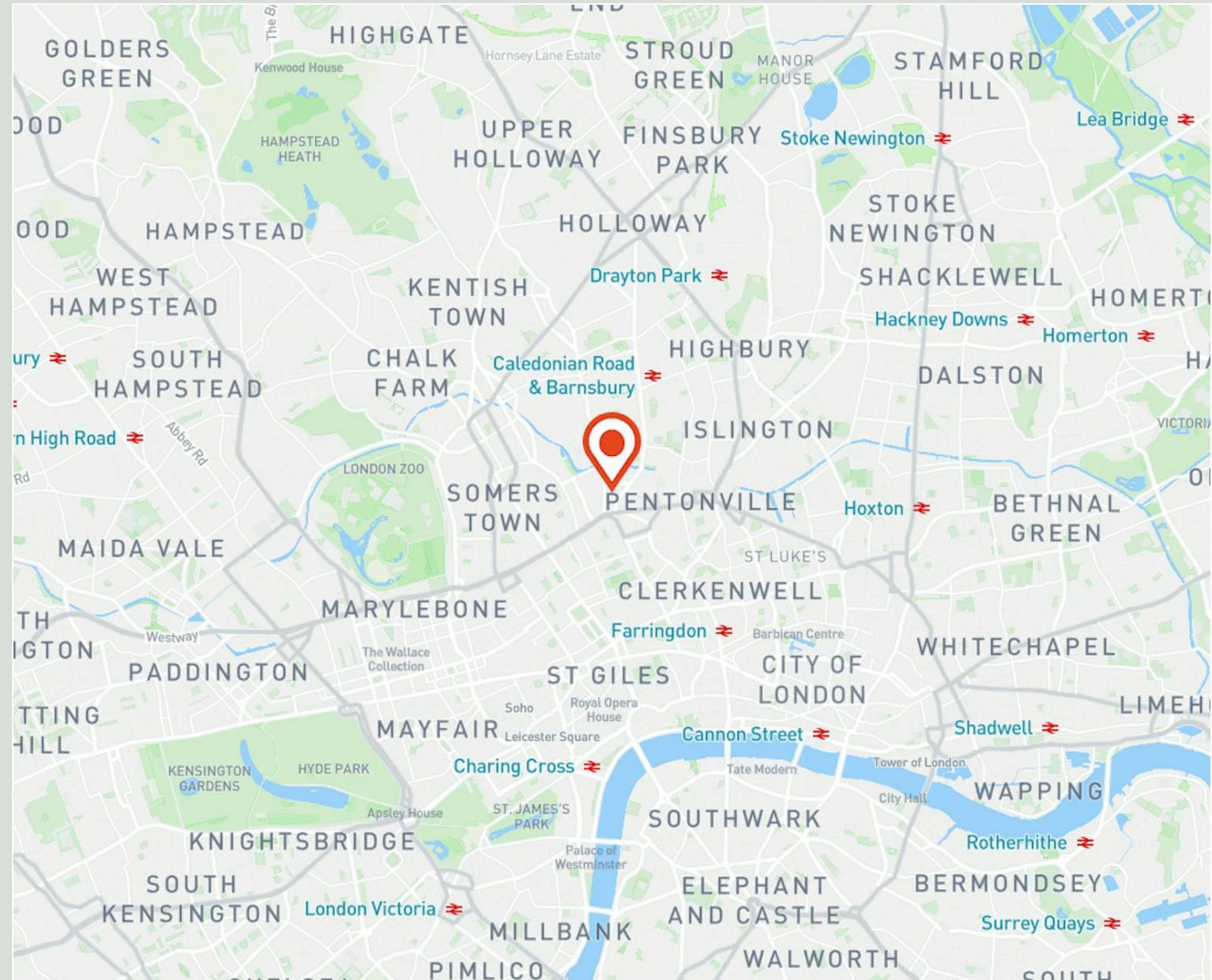


8 – 15

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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Amenities

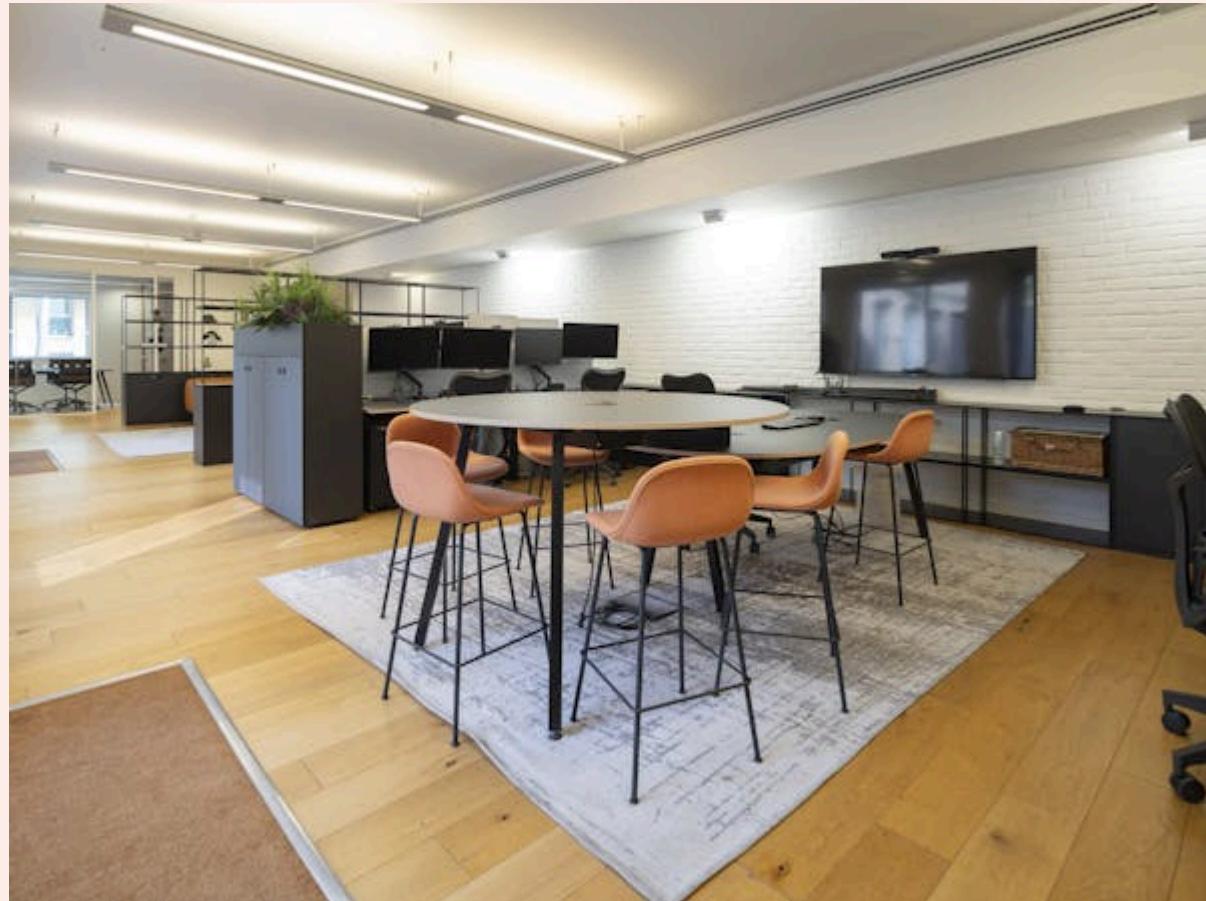
- Self-contained unit
- Fully fitted and ready to occupy
- Available on a sublease until August 2030
- Ground Floor
- Good natural light
- Located a very short walk from Kings Cross Station
- Located near Granary Square & Coal Drops Yard
- Secure bike storage

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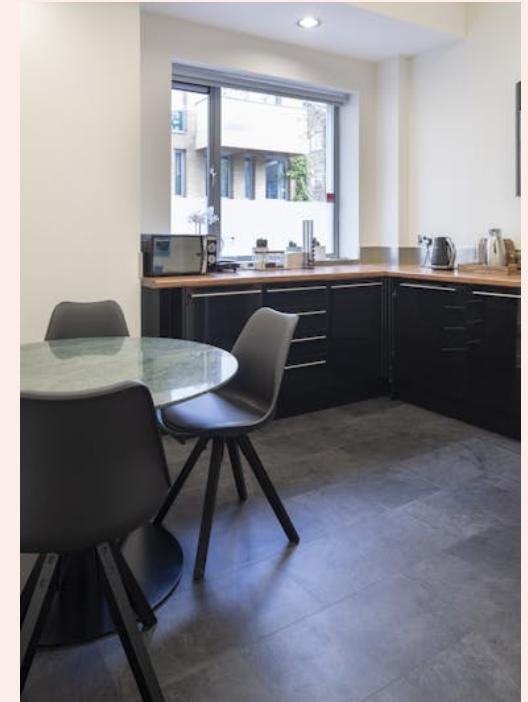


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Office



Office

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

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Tenure

Sublease

Availability

Available Immediately

Content

Watch the Film
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All appointments to view must be arranged via sole agents, Compton, through:



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