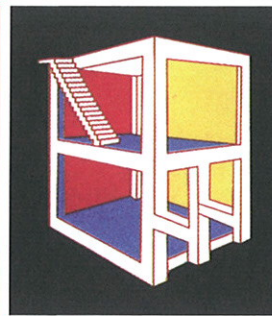


**020 7734 3931**

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## **EXCEPTIONAL PLUG & PLAY OFFICES**

**1250 SQ FT**

**18/22 NORTHDOWN STREET  
KINGS CROSS  
LONDON N1**



### **LOCATION:**

The building is located on the east side of Northdown Street, close to the junction with Pentonville Road. The area is well served by transport links, with Kings Cross, St Pancras station very close by, providing access to both international and national main line rail services, together with the Northern, Victoria, Piccadilly, Hammersmith & City underground lines.

### **ACCOMMODATION:**

This modern, contemporary building was designed and developed by Squire & Partners and the building was completed in 2007 and provides contemporary Grade A office accommodation.

**ESTABLISHED OVER 29 YEARS**

## DESCRIPTION

The available accommodation comprises part lower ground floor front, consisting of the following:

Accommodation: 1250 sq.ft

Fully furnished Plug & Play offices – 26 work stations

### Amenities:

- VRV Air conditioning
- Superb ground floor reception
- Very high ceilings
- Male & Female WCs
- Shower facilities
- Kitchenette
- Quality meeting rooms
- External terraces
- Raised floors



## TERMS:

The accommodation is available on a new full repairing and insuring lease for a term by arrangement.

## OUTGOINGS:

£74,000 per annum inclusive of rates, service charge, electricity, heating and lighting.

## VIEWING:

Strictly by appointment through sole agents

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