

OFFICES TO LET

Purpose Built New Offices

625 – 1,250 sq ft

WRIGHT &
PARTNERS

11 St CHAD'S STREET, LONDON WC1H 8BG



Location

The Kings Cross area of London has undergone an extensive regeneration. Not only is this location London's best connected transport hub, but also now one of its most diverse and desirable areas. The area is being transformed with new homes, shops, offices, galleries, bars, restaurants, education facilities, and has attracted a number of significant occupiers including Google, BNP Paribas and the University of the Arts.

11 St Chad's Street is located close to the junction with Gray's Inn Road and is a short walk from Kings Cross station and the area's various amenities.

The Property

The property has been subject to extensive rebuilding work to provide modern offices on first to third floors. The premises comprise new lighting, air conditioning, lift access to the first and second floors, new WC facilities and other amenities.

Accommodation

The property provides the following office floors:

First:	625 sq ft	(58.06 sq m)
Second:	625 sq ft	(58.06 sq m)
Total	1,250 sq ft	(116.12 sq m)

11 St CHAD'S STREET, LONDON WC1H 8BG

Lease

The office floors are available as a whole or individually, and will be let on flexible terms outside the security of tenure provisions of the Landlord & Tenant Act 1954. There will be a service charge to cover repair and maintenance of the common areas.

Rent

Upon application.

Rates

Approximately £16.50 per sq ft but interested parties should make their own enquiries.

Amenities

- Air Conditioning
- Lift
- Kitchenette
- LED lighting
- Good natural light
- Video intercom system
- Sought after location
- Abundance of local amenities on doorstep
- Excellent Transport Connectivity



**FOR FURTHER INFORMATION
PLEASE CONTACT**

David Coskie

Tel: 020 7529 5437

Mob: 07850 430 203

Email: dpc@wrightandpartners.co.uk