

TO LET
11 St Chad's Street
LONDON
WC1H 8BG

Purpose Built New Offices
620 – 1,870 sq ft
ONLY 625 sq ft NOW AVAILABLE



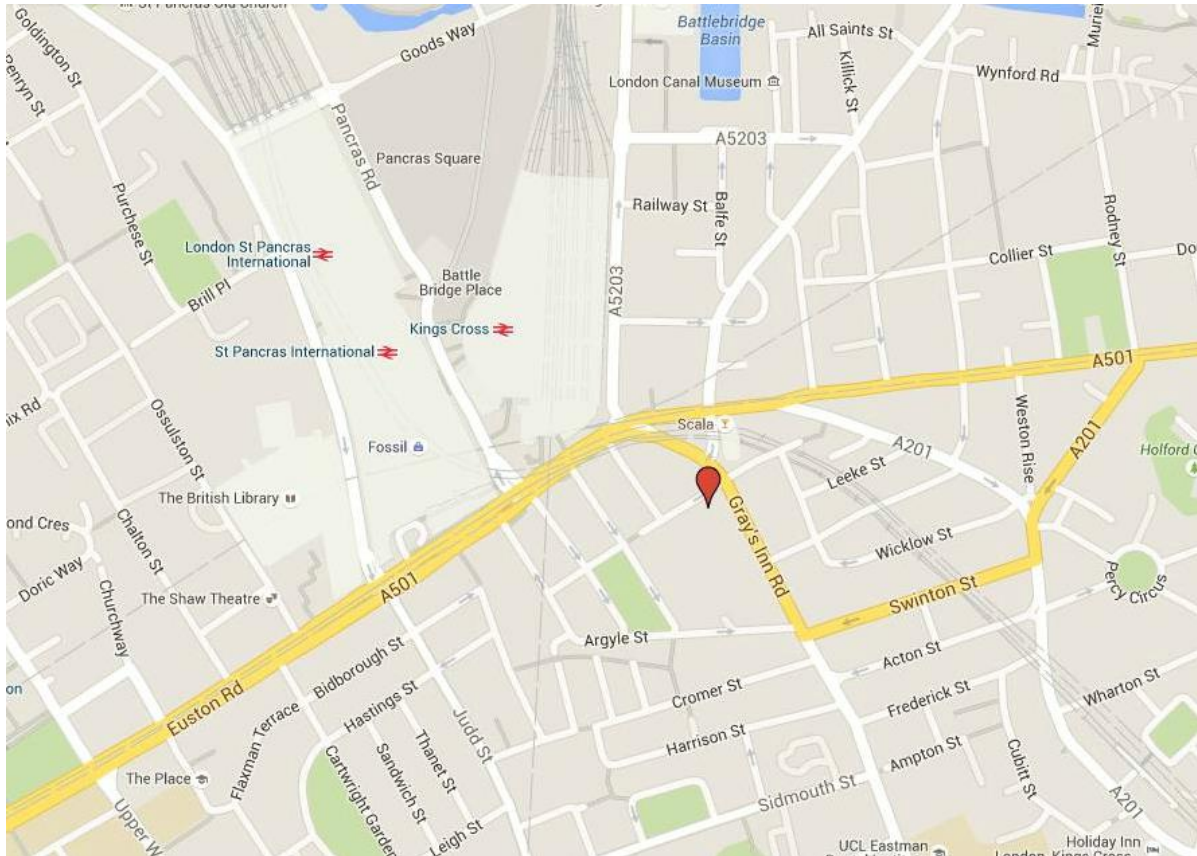
Location

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 Grays 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. The third floor office has the benefit of a small roof terrace.



Accommodation

The property provides the following office floors:

First:	625 sq ft	(58.06 sq m)	Available
Second:	625 sq ft	(58.06 sq m)	U/O
Third:	620 sq ft	(57.60 sq m)	U/O
Total	1,870 sq ft	(173.72 sq m)	

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 £16.35 per sq ft but interested parties should make their own enquiries.

Viewing

Please contact David Coskie
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