

11 ST CHAD'S STREET, KING'S CROSS, WC1



**FIRST FLOOR AVAILABLE
625 SQ FT (57.61 SQ M)**

Tel: 020 7495 2728

Location	The property is located on the south side of St Chad's Street just off Gray's Inn Road in the heart of this vibrant area that has seen extensive regeneration in recent years and has been transformed by the introduction of new homes, shops, offices, galleries, bars, restaurants and educational facilities that have together attracted a number of significant occupiers including Google, BNP Paribas and the University of the Arts. King's Cross Station (Mainline, Northern, Piccadilly and Victoria lines) is close by.	
Description	The property provides modern, light filled offices on the First floor comprising 625 sq ft.	
Amenities	* Air conditioning * Tea point * Excellent natural light	* Perimeter trunking * Lift * Carpeting
Tenure	A new lease is available at a rent of £32,813 per annum exclusive (£52.50 per sq ft).	
Rates	According to the VOA website, the property has a Rateable Value of £22,000. Using the Small Business Multiplier of 49.9p produces Rates payable for the current year of approximately £10,978 (£17.56 per sq ft). Interested parties should make their own investigations.	
S/Charge:	The most recent available estimate equates to approximately £4,313 per annum (£6.90 per sq ft). Further details on application.	
Occupation	Upon completion of legal formalities.	
Legal Costs	Each party is to bear their own legal costs involved in the transaction.	
Viewing	By arrangement with the joint sole agents	

**DAVID COSKIE
WRIGHT & PARTNERS
07850 420 203**

**RICHARD WELLER
GLINSMAN WELLER
07966 145 256**

11 ST CHAD'S STREET, KING'S CROSS, WC1



**FIRST FLOOR AVAILABLE
625 SQ FT (57.61 SQ M)**

Tel: 020 7495 2728

Location	The property is located on the south side of St Chad's Street just off Gray's Inn Road in the heart of this vibrant area that has seen extensive regeneration in recent years and has been transformed by the introduction of new homes, shops, offices, galleries, bars, restaurants and educational facilities that have together attracted a number of significant occupiers including Google, BNP Paribas and the University of the Arts. King's Cross Station (Mainline, Northern, Piccadilly and Victoria lines) is close by.	
Description	The property provides modern, light filled offices on the First floor comprising 625 sq ft.	
Amenities	* Air conditioning * Tea point * Excellent natural light	* Perimeter trunking * Lift * Carpeting
Tenure	A new lease is available at a rent of £32,813 per annum exclusive (£52.50 per sq ft).	
Rates	According to the VOA website, the property has a Rateable Value of £22,000. Using the Small Business Multiplier of 49.9p produces Rates payable for the current year of approximately £10,978 (£17.56 per sq ft). Interested parties should make their own investigations.	
S/Charge:	The most recent available estimate equates to approximately £4,313 per annum (£6.90 per sq ft). Further details on application.	
Occupation	Upon completion of legal formalities.	
Legal Costs	Each party is to bear their own legal costs involved in the transaction.	
Viewing	By arrangement with the joint sole agents	

**DAVID COSKIE
WRIGHT & PARTNERS
07850 420 203**

**RICHARD WELLER
GLINSMAN WELLER
07966 145 256**