

To Let

**1 Depot Point, 15-27, Britannia Street, London,
WC1X 9AH**

2,556 sq ft

- Moments from Kings Cross Station
- Own separate entrance
- Fully Accessible Raised Floors
- Full Air Conditioning
- Private Courtyard



Location

Britannia Street is well located 0.2 miles (3 minute walk) from King's Cross St. Pancras Station. The station is incredibly well-connected, linking six London Underground lines with two national mainline train stations and an international high speed rail, making it the best connected transport hub in London and the UK. London City, London Stanstead, London Heathrow and London Gatwick Airports can all be accessed either by London Underground, DLR or National Rail.

The Space

The accommodation defines a creative feel, featuring exposed services and a spacious break out/ informal meeting area which is shared at half of the cost. The office is divided into 1,381 sq ft of private office space and 1,175 sq ft of shared kitchen and break out space. It is proposed that the incoming tenant would contribute to half of the occupational costs in relation to the shared area (i.e. rent, rates and service charge).

Although the office is technically a lower ground space, the quality of the accommodation detracts from this due to the large windows and high ceilings which look out onto the private outdoor courtyard area.

Nearby Occupiers

The surrounding area is home to an eclectic mix of bars and restaurants, including Dishoom, Caravan, Vinoteca, Drake & Morgan, Granger & Co, Cut + Grind, to name a few.

Nearby occupiers include Heart Productions, Taste Studios, Brockton Capital and EIT Digital.

Other attractions include Granary Square, Camley Street Natural Park, Gasholder Park, Central Saint Martins and Everyman Cinema.

Estimated service charge

Inclusive of the following utility bills; Building & terrorism insurance, electricity, cleaning inc. toilets and sanitary, carpet and bolon cleaning, subsistence (tea, coffee, milk) and recycling bags

Accommodation

Floor / Unit	Description	Sq ft	Rent	Possession
Lower Ground	Private Office	1,381	£50	June 2018
Lower Ground	Shared kitchen/ Break Out Area	1,175	£25	June 2018

EPC

This property has been graded as 49 B.

Rent

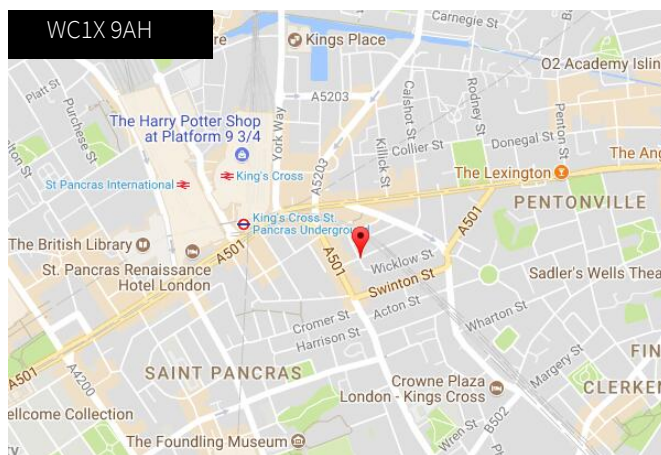
Private office priced at £50 per sq ft and £25 per sq ft for the shared area

Business Rates

Rates Payable (2017/2018): £9.32 per sq ft

Service Charge

£8.76 per sq ft



Contacts

Harry Murphy

Harry.Murphy@eu.jll.com

Peter Hall

+44 (0)207 399 5462

peter.hall@eu.jll.com

Alice Keogh

+44 (0)207 399 5823

Alice.Keogh@eu.jll.com

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