



# 18 Tileyard Road

Kings Cross, London

## Rent

£ 20.00 per sq. ft

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

Ground Floor	9,602 sq ft	892 sq m
Mezzanine	9,602 sq ft	892 sq m
<b>Total:</b>	<b>19,204 sq ft</b>	<b>1,784 sq m</b>

## Tenure

The property is available by way of lease for a term expiring in December 2023 or potentially longer, subject to a landlords break after December 2023

5 year lease available direct from the Landlord.

## OFFICE TO LET

### Property Highlights

- 19,204 sq. ft.
- Plug & Play office
- Showroom, offices & storage

### Location

Situated off York Way, under a mile from Kings Cross/St Pancras station. Other nearby stations include Camden Town and Caledonian Road overline station.

A scenic walkway through the Kings Cross development, exits at the northern boundary, only short distance from the building.

### Description

The property comprises a showroom/studio unit with accommodation over ground floor and mezzanine.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

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## Business Rates

Rates Payable are £4.95 approx.

Interested parties should make their own enquiries with the council.

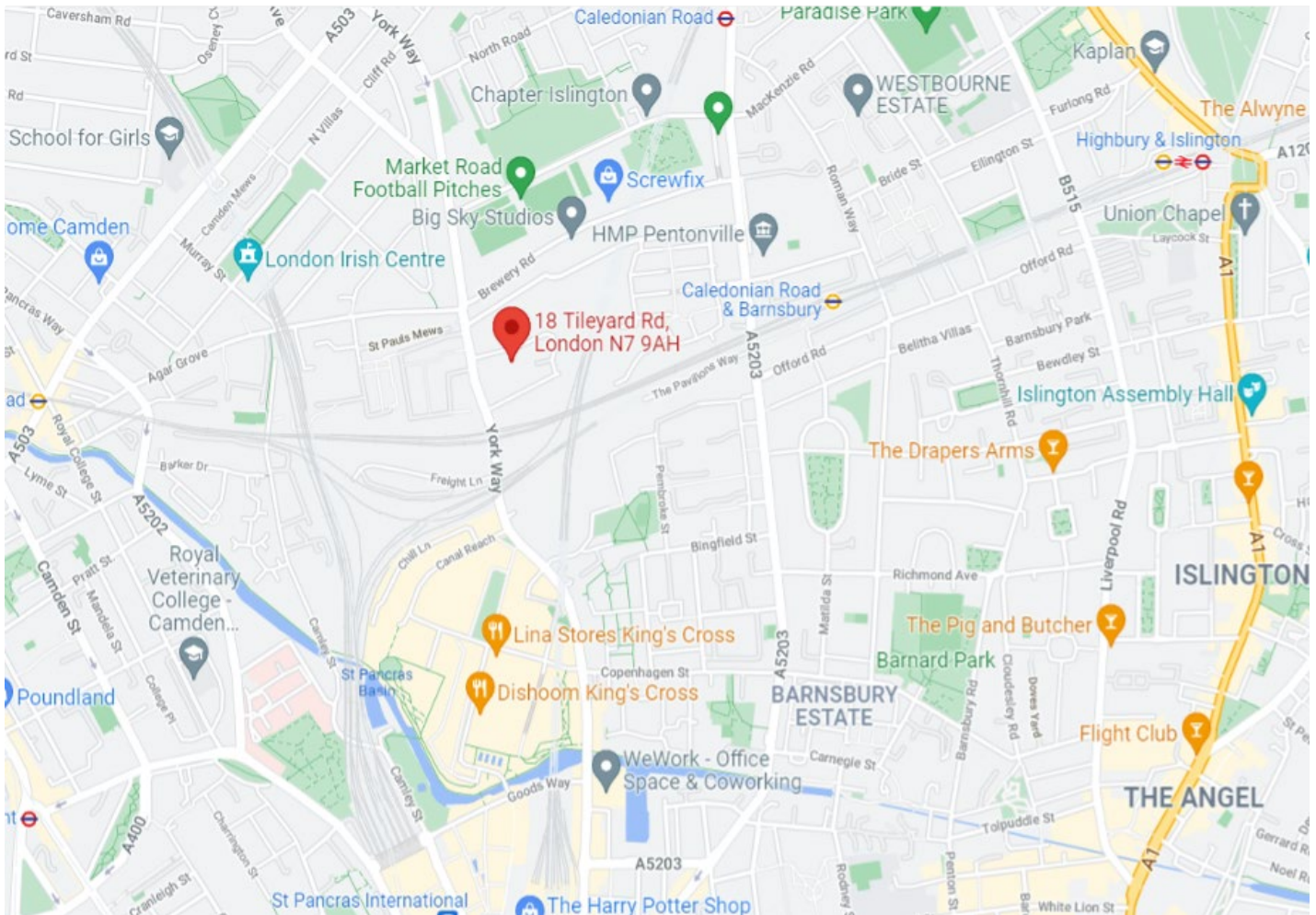
## EPC

Available upon request.

## Amenities

- Self-contained
- Great Natural Light
- Bike racks and showers
- Air conditioning
- Café
- Fully fitted space

## Location Map



NEWMARK HDH LIMITED (“NEWMARK”) (AND THEIR JOINT AGENTS WHERE APPLICABLE) THEMSELVES FOR THE VENDORS OR LESSORS OF THE PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT:

1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract;
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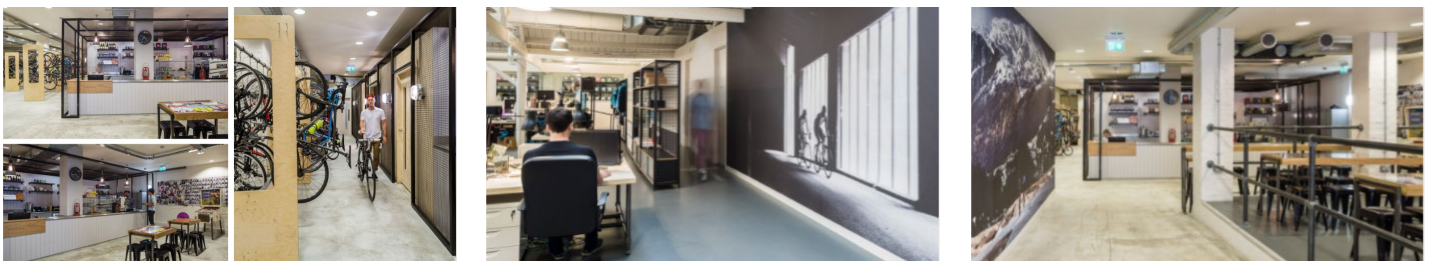
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