

**\*\*REDUCED RENT\*\***

# 73 COLLIER STREET, KING'S CROSS, N1



**AIR CONDITIONED PENTHOUSE OFFICES  
MEDIA STYLE REFURBISHMENT**



**2,720 SQ FT (252.70 SQ M) TO LET**

**Tel: 020 7495 2728**

<b>Location</b>	The property is located on the south side of Collier Street at the junction with Northdown Street within a few minutes walking distance of Kings Cross St Pancras station (Mainline, Piccadilly, Victoria, Northern, Metropolitan, Circle, Hammersmith & City Underground lines and Eurostar services) whilst the area is served by a range of shops, restaurants, bars and hotels.														
<b>Description</b>	The building occupies a corner position in a quiet and attractive location close to all the amenities this exciting area has to offer. The available space comprises the entire Third floor having a total area of <b>2,720 sq ft (252.70 sq m)</b> and has been refurbished to provide open plan offices with private toilets and kitchen facilities														
<b>Amenities</b>	<table> <tr> <td>* Comfort cooling</td> <td>* Full access raised floor</td> </tr> <tr> <td>* Galvanised steel trays and conduits</td> <td>* Passenger lift</td> </tr> <tr> <td>* Separate en suite male and female toilets</td> <td>* New carpeting</td> </tr> <tr> <td>* All new electrics and floorboxes</td> <td>* New LG7 designer lighting</td> </tr> <tr> <td>* Capped off services for kitchen</td> <td>* Car parking available</td> </tr> <tr> <td>* Video entryphone and proximity tag access</td> <td>* Impressive entrance</td> </tr> <tr> <td>* Double aspect providing fantastic views over Kings Cross and St Pancras</td> <td></td> </tr> </table>	* Comfort cooling	* Full access raised floor	* Galvanised steel trays and conduits	* Passenger lift	* Separate en suite male and female toilets	* New carpeting	* All new electrics and floorboxes	* New LG7 designer lighting	* Capped off services for kitchen	* Car parking available	* Video entryphone and proximity tag access	* Impressive entrance	* Double aspect providing fantastic views over Kings Cross and St Pancras	
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<b>Lease</b>	A new lease is available direct from the Freeholder on a full repairing and insuring basis for a term by arrangement incorporating an upwards only rent reviews at each fifth year and excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II (as amended).														
<b>Rent</b>	£141,440 per annum exclusive (£52.00 per sq ft)														
<b>Rates</b>	Based on information provided by the local authority, we estimate rates payable for the year commencing 1 April 2018 to be approximately £33,932 per annum (£12.47 per sq ft). Interested parties are advised to make their own enquiries.														
<b>S/Charge:</b>	The current on account service charge equates to approximately £13,600 per annum (£5.00 per sq ft). Further details upon application.														
<b>EPC</b>	C64														
<b>Legal Costs</b>	Each party is to bear their own legal costs involved in the transaction														
<b>Viewing</b>	By arrangement with the joint sole agents:														

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