

Compton

For Rent
1st Floor, 6-24 Britannia Street
King's Cross WC1



Brand newly refurbished fitted &
furnished office space within a short
walk to St Pancras and King's Cross
stations

For Rent

1st Floor, 6-24 Britannia Street
King's Cross WC1X

Size

3,848 Ft²

Rent

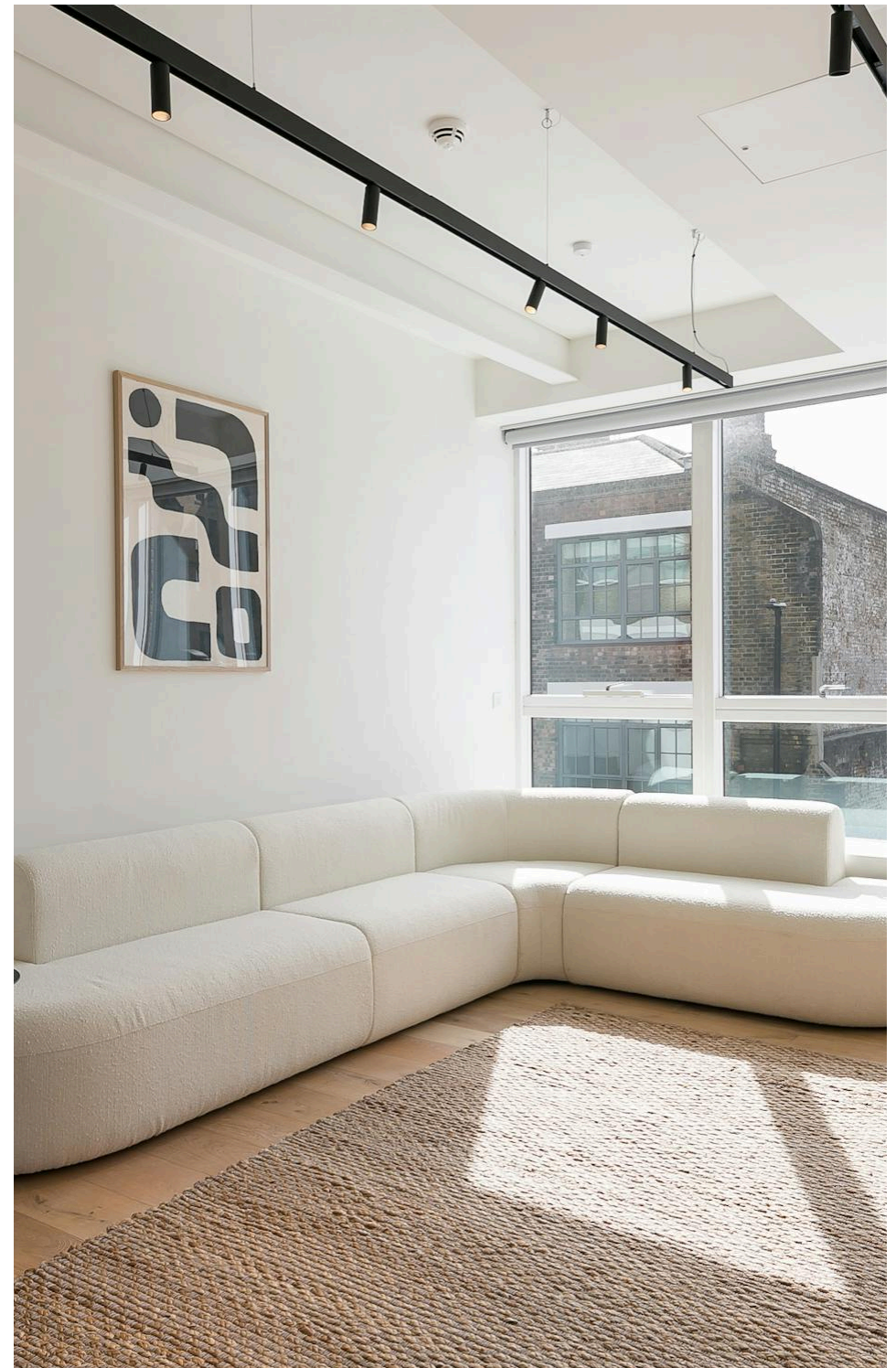
£75 per sq ft

Fitout

Fitted. Fully Fitted

Description

Occupying the first floor of an architecturally distinctive warehouse conversion, this newly refurbished office provides approximately 3,848 Ft² of fully fitted and furnished space. The design retains industrial character through high ceilings, suspended lighting and timber floors while large, warehouse-style windows bathe the interior in natural light. The layout combines open-plan desks with two glass-fronted meeting rooms, a welcoming reception, generous kitchen, soft-seating zones and around forty workstations. Self-contained WCs, DDA-compliant access and a passenger lift deliver modern conveniences.



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Rent

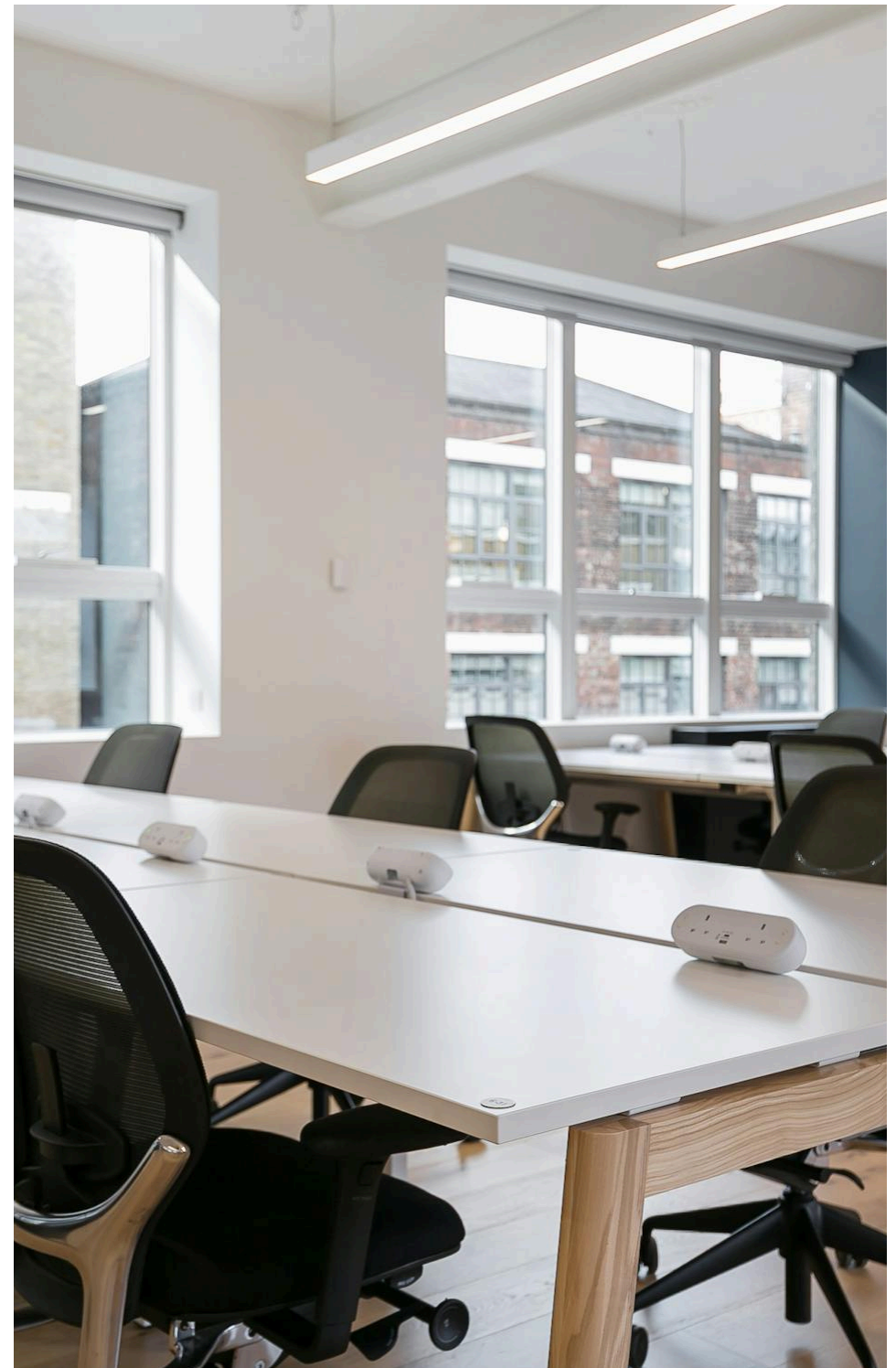
£75 per sq ft

Fitout

Fitted. Fully Fitted

Description

Presented in immaculate condition following a comprehensive refurbishment, the space is ready for immediate occupation with high-quality fixtures and contemporary furnishings. The turnkey fit-out removes the cost and delay of a bespoke build, allowing an incoming tenant to start working from day one. Its characterful finishes and flexible layout make it especially attractive to creative and design agencies, media production companies, technology firms and other forward-thinking businesses seeking an inspiring workplace in a vibrant part of King's Cross.



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Kitchenette

Size

3,848 Ft²

Rent

£75 per sq ft

Fitout

Fitted. Fully Fitted



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Meeting Room



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1st Floor Office Space



Desk Area

For Rent

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Location

The surrounding area presents a vibrant and diverse mix of restaurants, cafes and bars, contributing to a lively and engaging working environment. A short walk away, Pancras Square, Granary Square and Kings Place offer an appealing combination of dining options, cultural attractions and entertainment venues, all set against the scenic backdrop of Regent's Canal.

King's Cross is also the heart of the Knowledge Quarter, a globally recognised centre for innovation, research and creativity. This district brings together more than 100 organisations spanning academia, culture, science, media and technology, including the British Library, University of the Arts London (Central Saint Martins), the Francis Crick Institute and Google's new UK headquarters.



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1st Floor Office Space



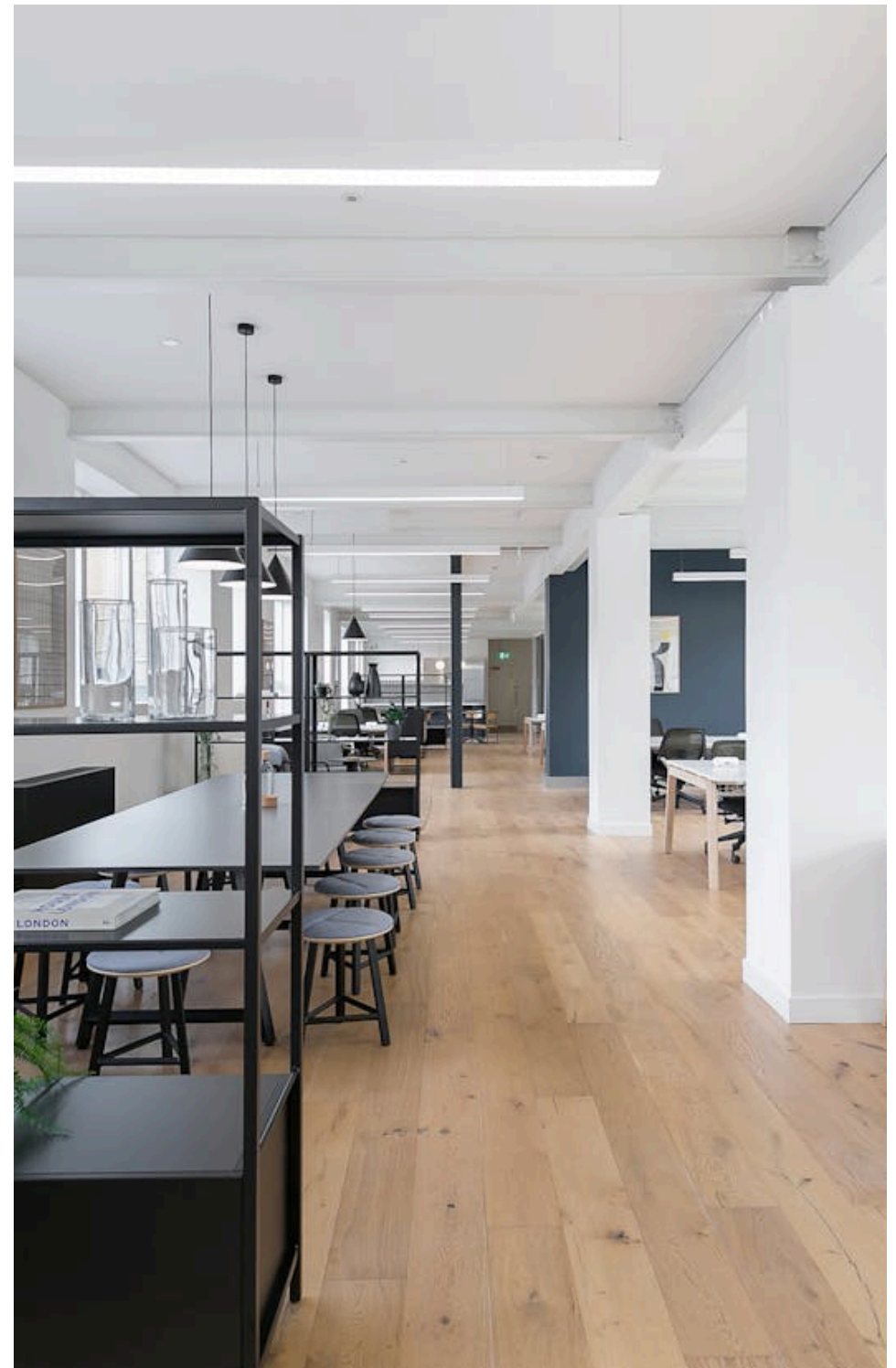
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Amenities

- Converted warehouse
- Characterful features within architecturally inspiring building
- Brand newly refurbished
- Abundance of natural daylight
- Air-conditioning
- Natural ventilation via openable windows
- Fully fitted out to include reception, soft seating zones, kitchen, x2 meeting rooms, x40 work stations
- Wood flooring throughout
- Kitchen
- Modern suspended LED lighting
- Self-contained WCs
- DDA access
- Passenger lift
- Short walk to St Pancras and King's Cross stations

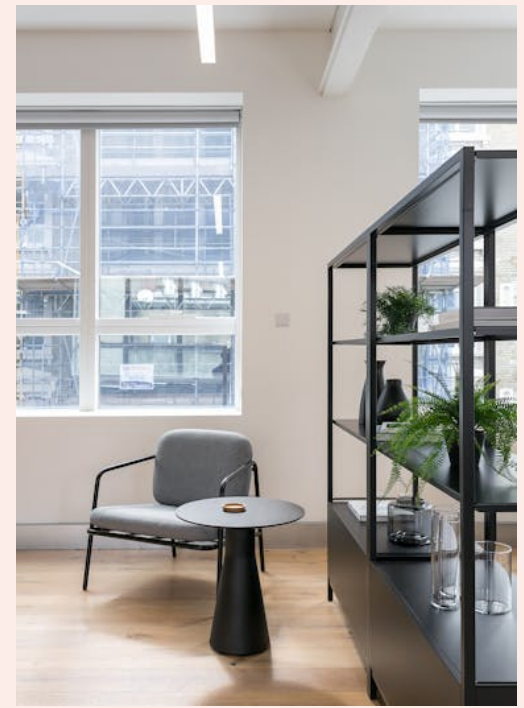


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1st Floor Office Space



Meeting Room

For Rent

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
1st	3,848	£75	£25	£7.53	£107.53	£34,481.29	£413,775.44	Available

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Terms

New effective full repairing & insuring lease for a term by arrangement

Local Authority

London Borough of Camden

Conservation Area

King's Cross / St Pancras
Conservation Area

Tenure

New Lease

Availability

Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable

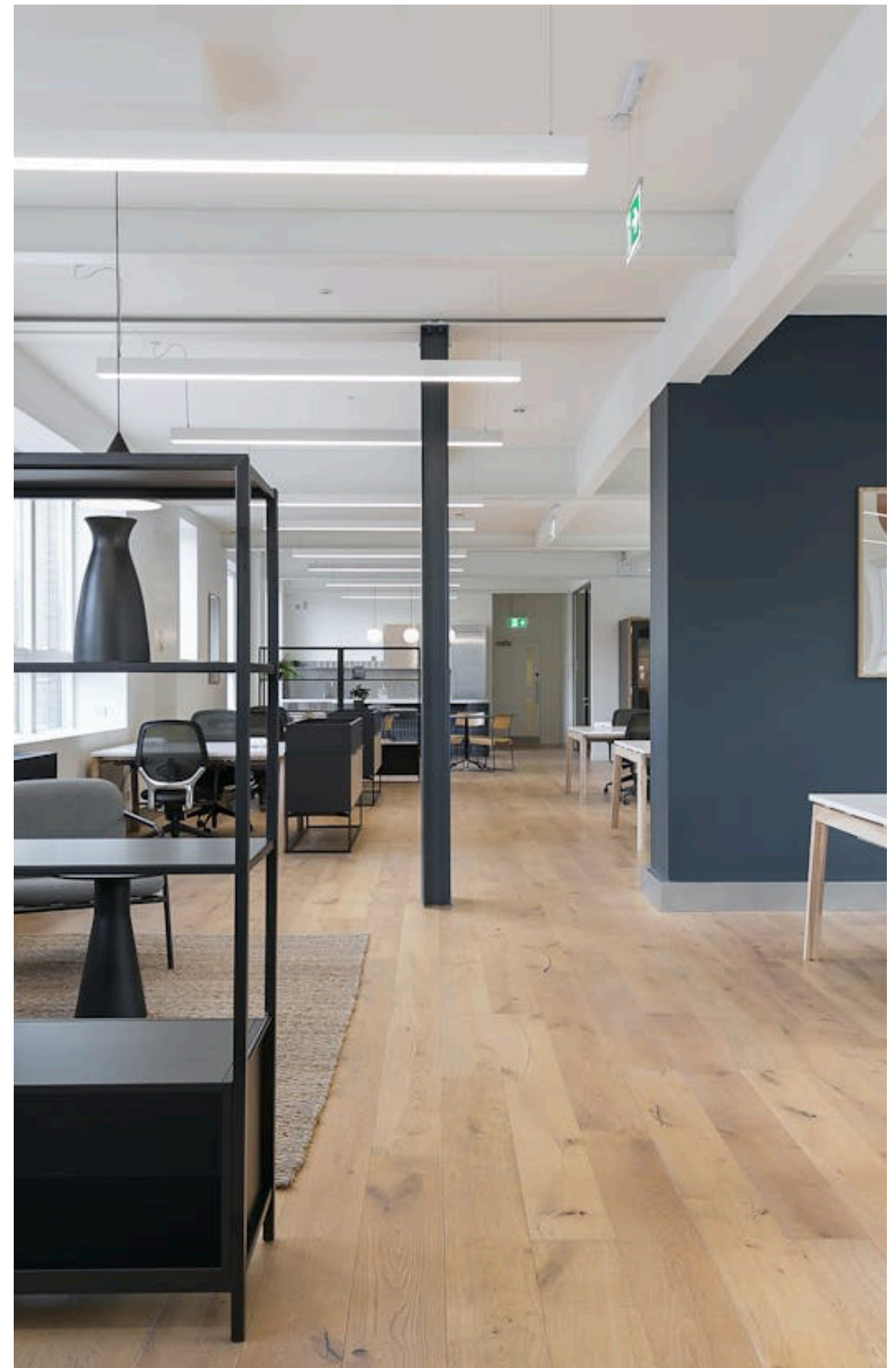
Compton Concierge

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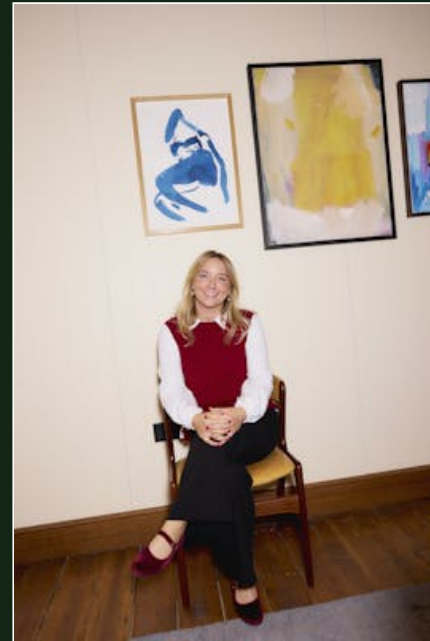
All appointments to view must be arranged via sole agents, Compton, through:



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