

# Compton

## King's Cross

Phoenix Yard  
65-69 King's Cross Road  
WC1X 9LW

Opportunity to rent two self-contained warehouse building's in the heart of Kings Cross

## For Rent

976 to 15,408 ft<sup>2</sup>

020 7101 2020  
compton.london



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## Location

The buildings enjoy a prime location on Kings Cross Road, offering seamless connections to key routes such as Pentonville Road, Grays Inn Road, and Farringdon Road. Kings Cross itself sits conveniently between the vibrant West End and the City Fringe, making it a strategic hub for some of the world's most influential companies. Global giants like Meta (encompassing Facebook, Instagram, WhatsApp), Google, Netflix, YouTube, Universal Music Group, Samsung, AstraZeneca, Louis Vuitton, and The Guardian all call this dynamic area home.

The area has also undergone significant regeneration, highlighted by the transformation of Coal Drops Yard and St Pancras Square, creating a thriving blend of business, culture, and lifestyle in this iconic part of London.

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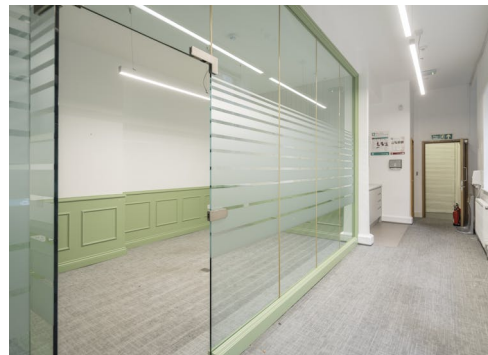
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## Amenities

- 2 x self-contained office buildings (not available on a floor by floor basis)
- Partially fitted with cabling, kitchenette, flooring, meeting rooms
- Located in the heart of Kings Cross
- Suspended lighting
- Courtyard
- Great ceiling height through
- Plethora of natural daylight
- Key card & finger print access
- Air conditioning is installed in part
- Office (Class E) use
- Suitable for co-working operators

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## Description

Two neighbouring, self-contained buildings are now available, offering flexibility with an E use class designation. Previously utilised as office spaces, these buildings can be leased together, as standalone properties, or even as separate individual units, providing versatile options to suit your business needs.

Housed within former Victorian warehouses, these distinctive spaces exude charm and character, featuring expansive windows that flood the interiors with natural light, and impressive floor-to-ceiling heights that create an inspiring and open working environment. Perfect for a wide range of businesses seeking a unique, stylish workspace with a nod to historical architecture.

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## Content

Watch the film



View on Website



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Unit - 2nd Floor, 65 Kings Cross Road	1,412	£35	£14	£4.31	£6,272.81	£75,273.72	Available
Unit - 1st Floor, 65 Kings Cross Road	4,781	£35	£14	£4.31	£21,239.59	£254,875.11	Available
Unit - Ground, 65 Kings Cross Road	3,532	£35	£14	£4.31	£15,690.91	£188,290.92	Available
Unit - Lower Ground, 65 Kings Cross Road	296	£35	£14	£4.31	£1,314.98	£15,779.76	Available
Unit - 2nd Floor, 67-69 Kings Cross Road	1,696	£35	£14	£8.29	£8,096.99	£97,163.84	Available
Unit - 1st Floor, 67-69 Kings Cross Road	1,696	£35	£14	£8.29	£8,097.37	£97,168.49	Available
Unit - Ground Floor, 67-69 Kings Cross Road	1,018	£35	£14	£8.29	£4,860.10	£58,321.22	Available
Unit - Lower Ground, 67-69 Kings Cross Road	976	£35	£14	£8.29	£4,659.59	£55,915.04	Available

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## Contact Us

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

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