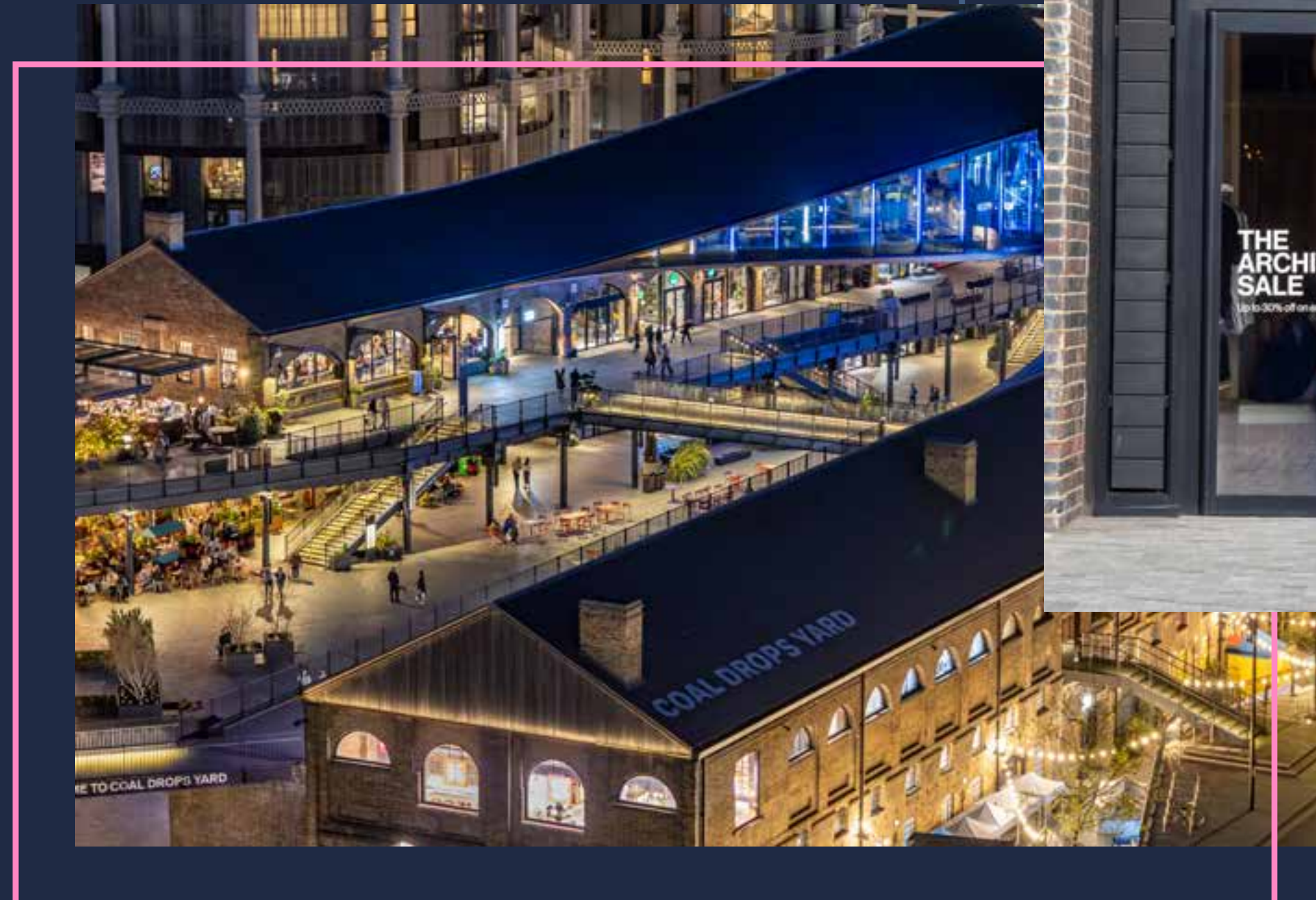


RETAIL OPPORTUNITY

59 COAL DROPS YARD
YARD LEVEL
LONDON, N1C

783 SQ FT
(73 SQ M)

KINGS CROSS

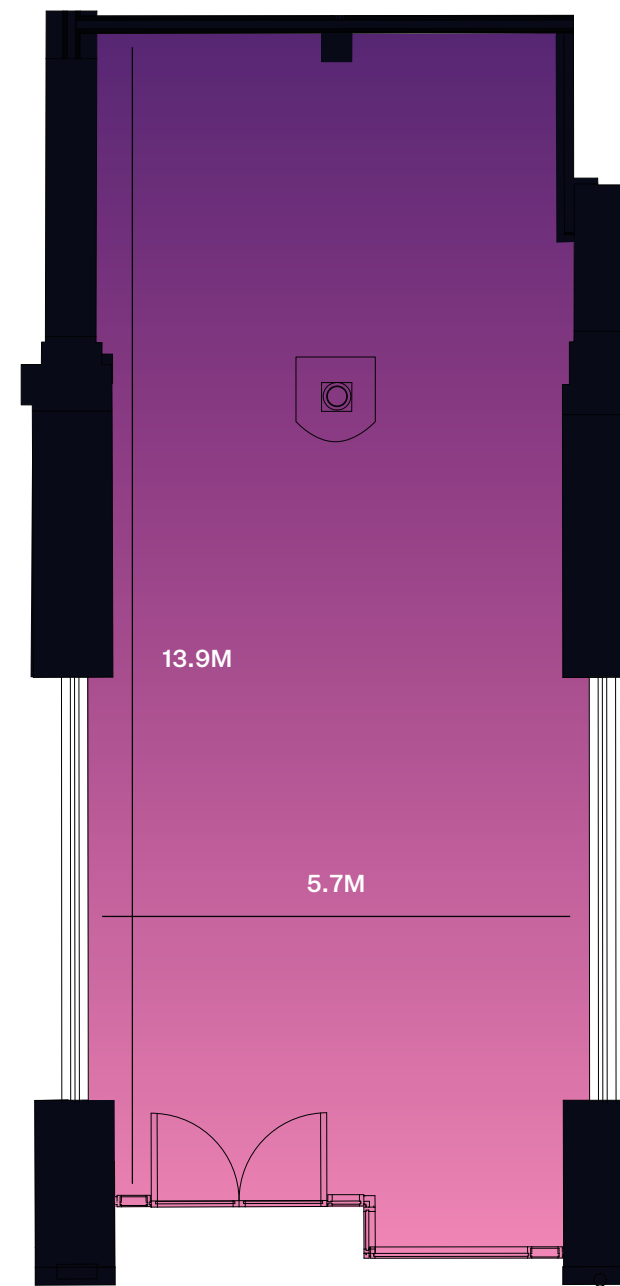


SPECIFICATION

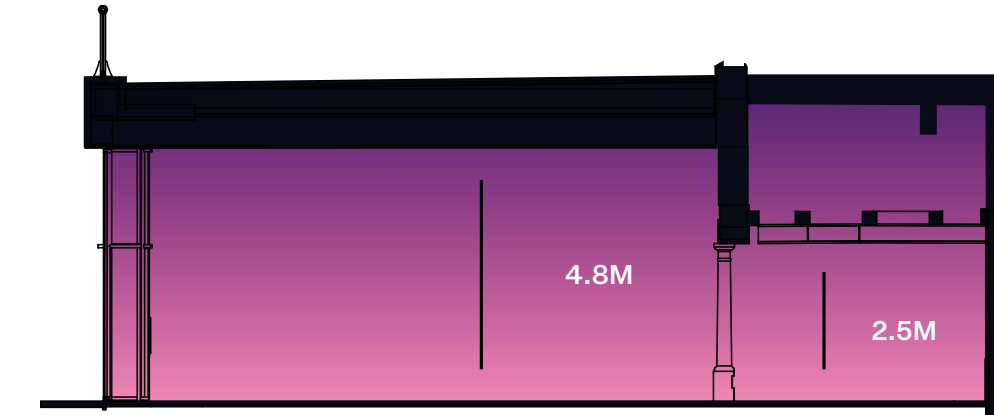
PERMITTED USE:	Class E
TENURE:	A new lease for a term to be agreed contracted outside the act (subject to VP)
BASE RENT & TURNOVER :	£70,000 or 10%
SERVICE CHARGE:	£20 psf (approx.) 2026/2027
RATEABLE VALUE :	£36,750 (Draft April 2026)
INSURANCE:	Approx. £0.75p psf
EPC:	D97
LEGAL COSTS:	Each party to be responsible for their own legal costs
CEILING HEIGHT:	4.8m to 2.5m
ELECTRICITY SUPPLY:	12.1 KVA Three Phase Supply. 1No. 100A TP&N switch isolator
WATER SUPPLY	28mm capped supplies (0.5l/s)
HEATING/HOT WATER	12.4kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	10.4kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
DRAIN CONNECTIONS	1no. 100mm, 4no. 50mm
INTERNAL NOISE LIMITS	NR 40

FLOOR PLANS

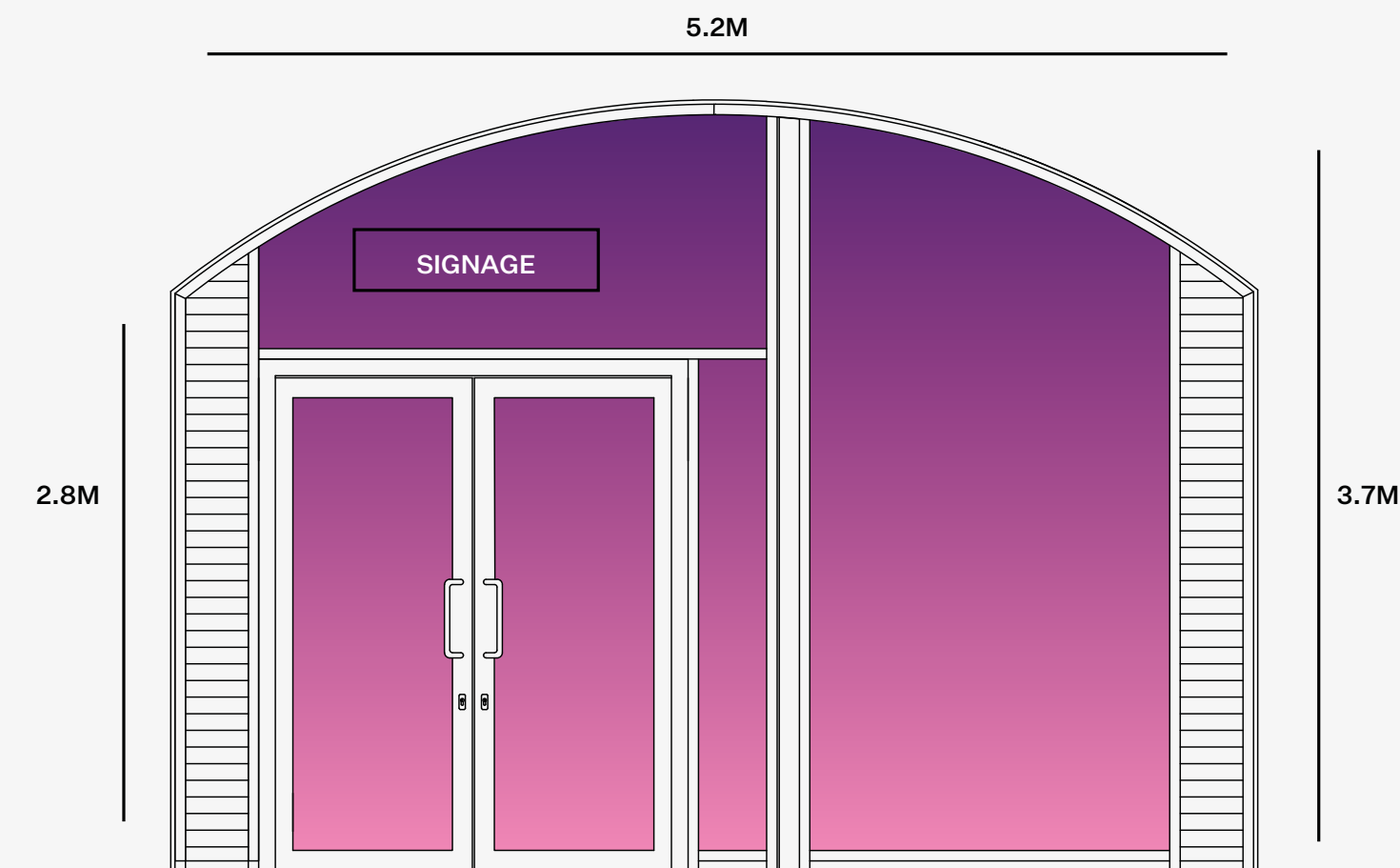
783 SQ FT
(73 SQ M)



SIDE SECTION



SHOP FRONT ELEVATION



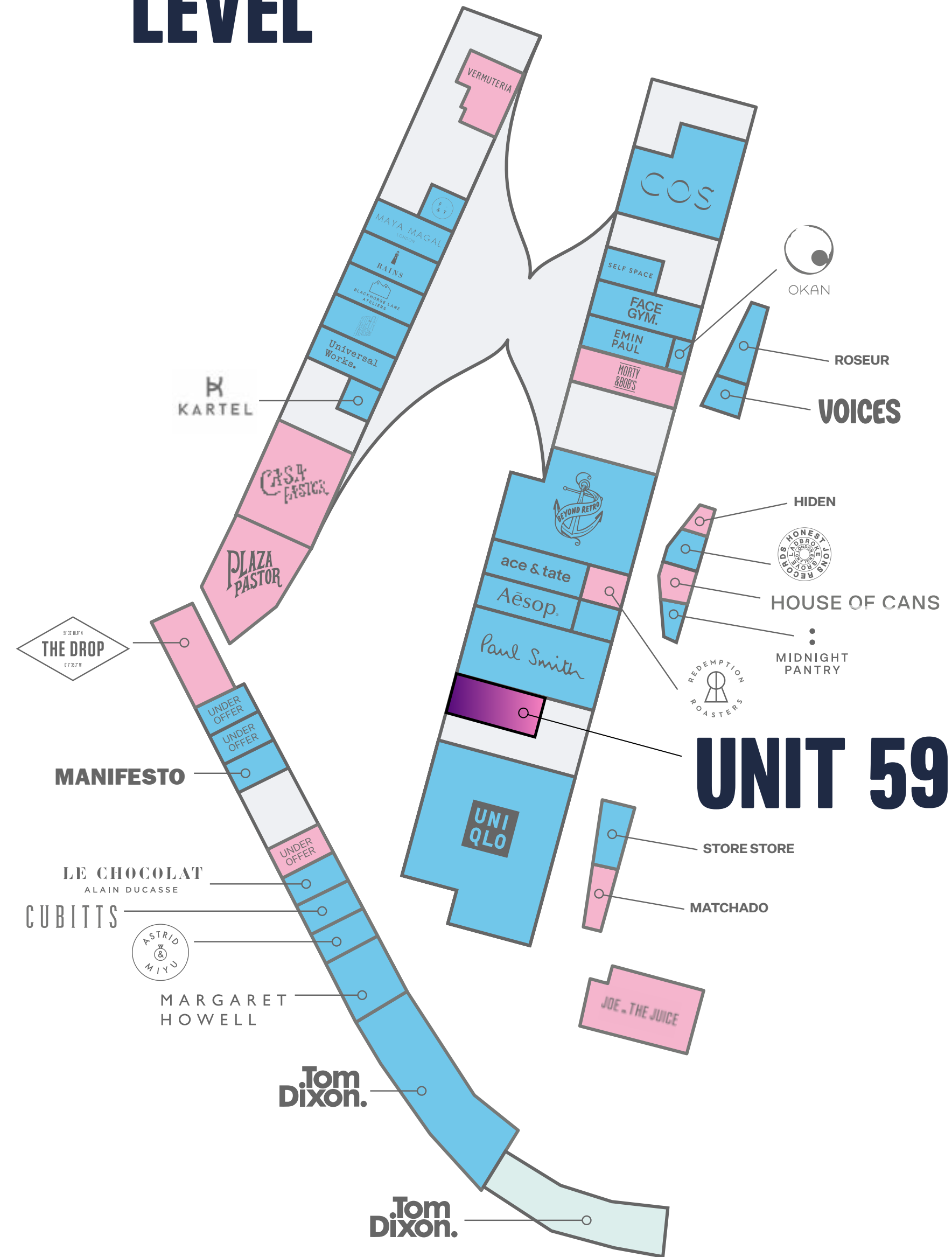
NOT TO SCALE: PLANS ARE FOR
INDICATIVE PURPOSES ONLY

UNIT LOCATION

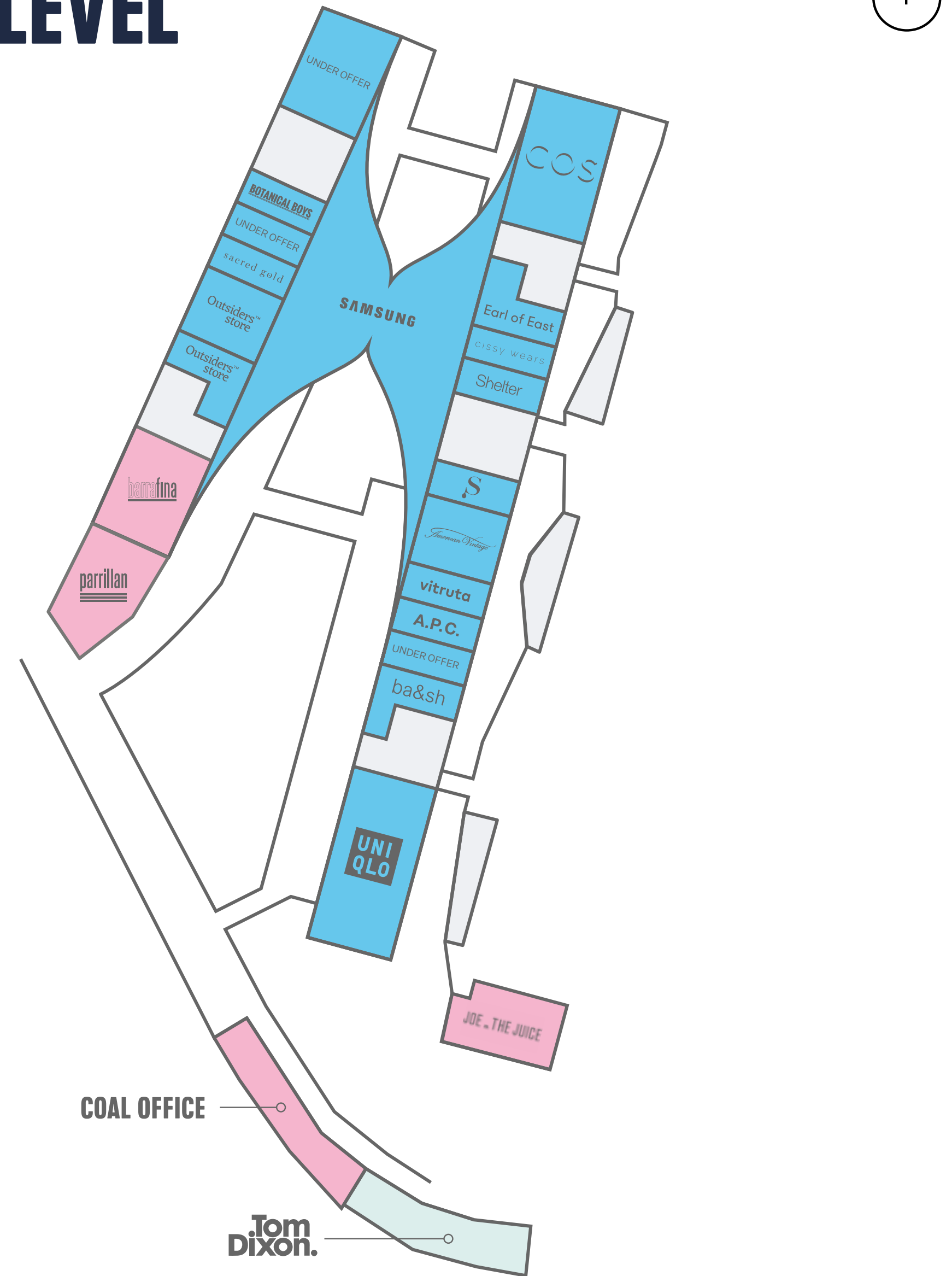


UNIT 59: 783 SQ FT (73 SQ M)

YARD LEVEL

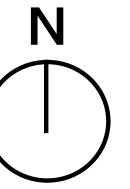


VIADUCT LEVEL



KEY

- Retail
- Food & Beverage
- Office
- Residential & Leisure



UNIT 59

KINGS CROSS



David Bannister
david.bannister@savills.com
+44 (0)7974 756 759

Phoebe Bates
phoebe.bates@savills.com
+44 (0)20 7409 5990

Sasha Pescod
sasha.pescod@savills.com
+44 (0)7812 447 087



Erin McDonald
erin.mcdonald@colliers.com
+44 (0)20 7344 6659

Sara Simpson
sara.simpson@colliers.com
+44 (0)20 7344 6849

Created October 2025. Source data from Google maps, Network Rail, Retail Gazette, CACI, Consumer Data Research Centre, tfl.org, Copasetic survey, Harper Dennis Hobbs, FSP research, PFM Advantage, Colliers, Terain Analytics. Data supplied based on 2019 figures or completion of the King's Cross estate. All future projections are estimates only and subject to change.

The King's Cross Group LP ("KCGLP") (a limited liability partnership registered in England with registered number LP012617 and registered office at 12.01 Jellicoe Building 5 Beaconsfield Street, London, N1C 4EW), and any agents KCGLP appoint from time to time (the "Agents") give notice that these particulars do not constitute an offer or a contract, nor part of one. You should not rely on statements made by KCGLP or the Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KCGLP, the Agents nor any joint agent has any authority to make any representations or warranties about the property, and accordingly any information given is entirely without responsibility for any error, mis-statement or omission. Any details or other information provided about the property is indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or images are indicative and do not mean that any necessary planning, building regulations or other consent has been obtained. A lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

Any floor areas, measurements or layout plans are approximate, not to scale and for guidance only and should not be relied upon as a statement of fact.