

**COAL
DROPS
YARD**

KING'S CROSS

UNIT 79-81
2,692 SQ FT (250 SQ M)
RETAIL UNIT





49

RETAIL UNITS

16

RESTAURANTS,
CAFES AND BARS

5.7M

ESTIMATED ANNUAL
FOOTFALL

63%

OF VISITORS
SPENT

c.47%

VISITORS
AGED 30-39

51:49

RATIO OF VISITORS
MALE TO FEMALE

114

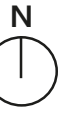
MINUTES
DWELL TIME

£50

AVERAGE
RETAIL SPEND

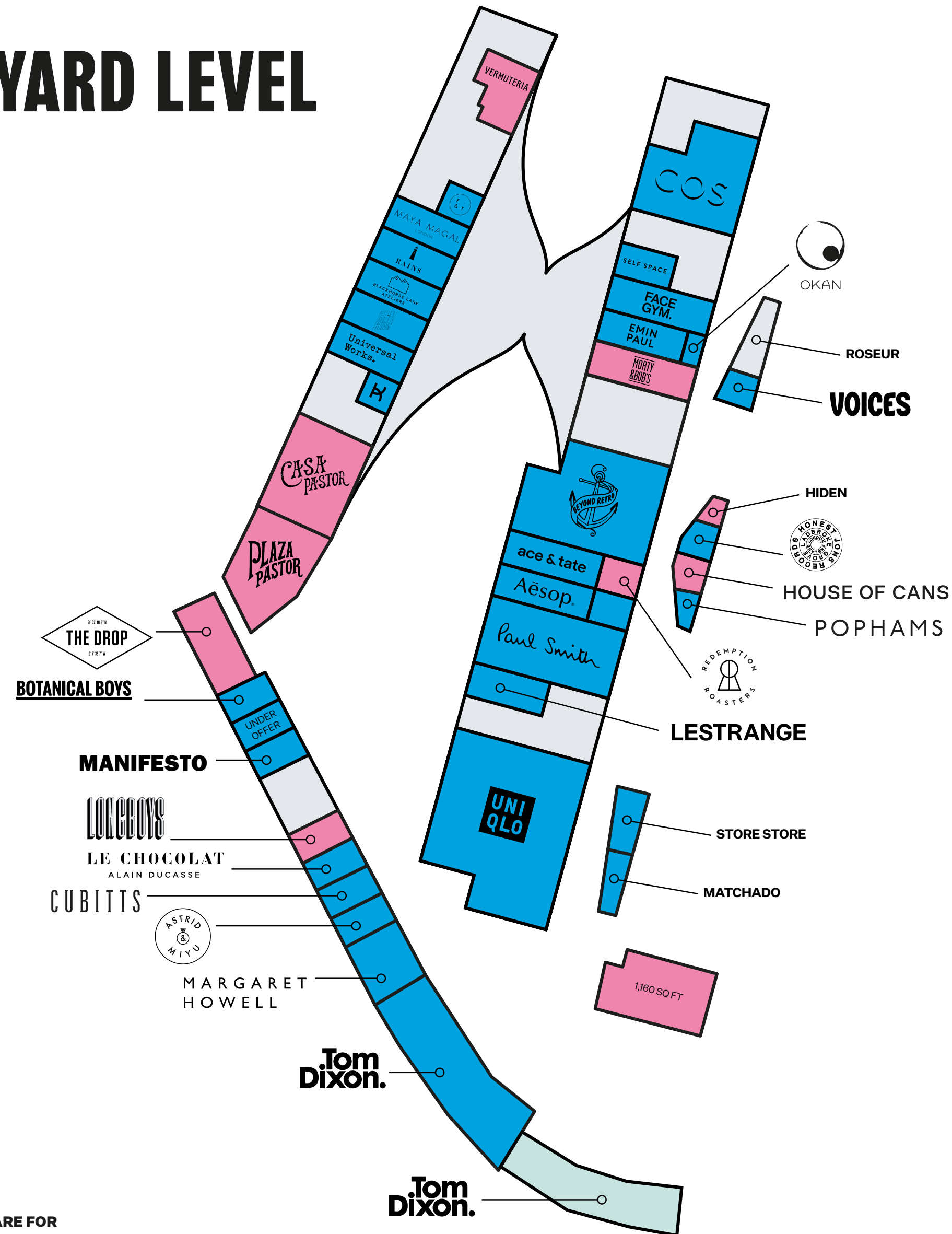
COAL DROPS YARD

KEY



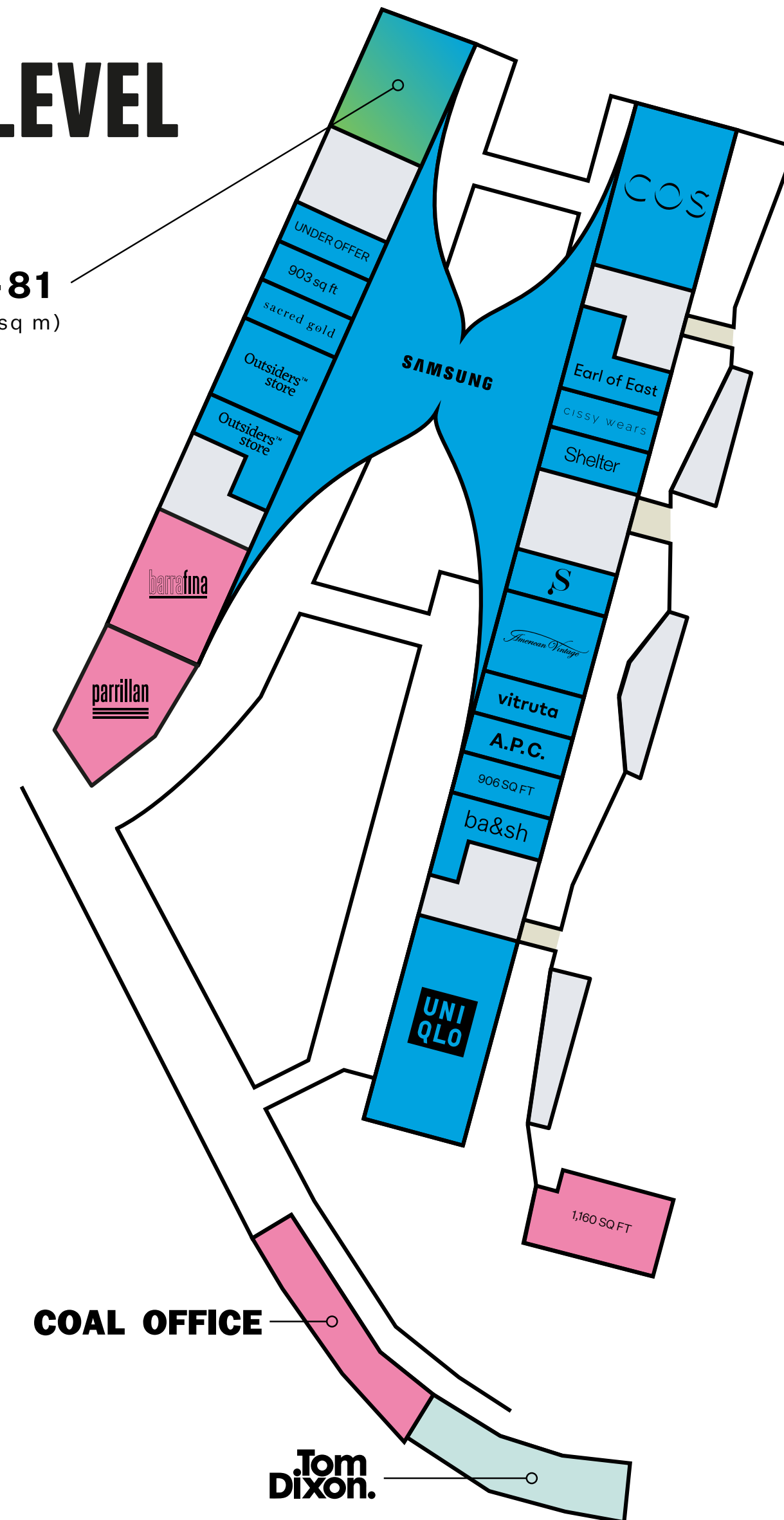
USES ● Retail & leisure ● F&B ● Office

YARD LEVEL



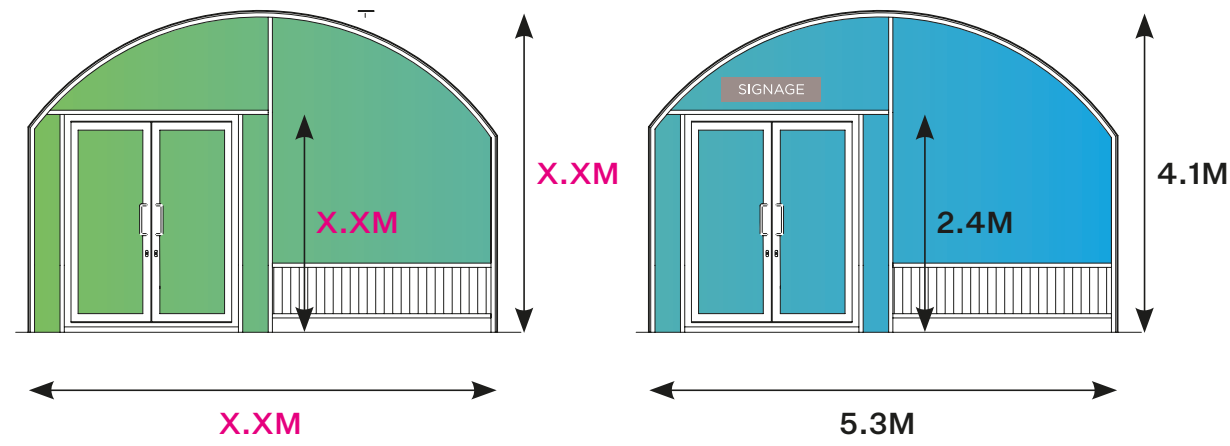
VIADUCT LEVEL

UNIT 79-81
2,692 sq ft (250 sq m)

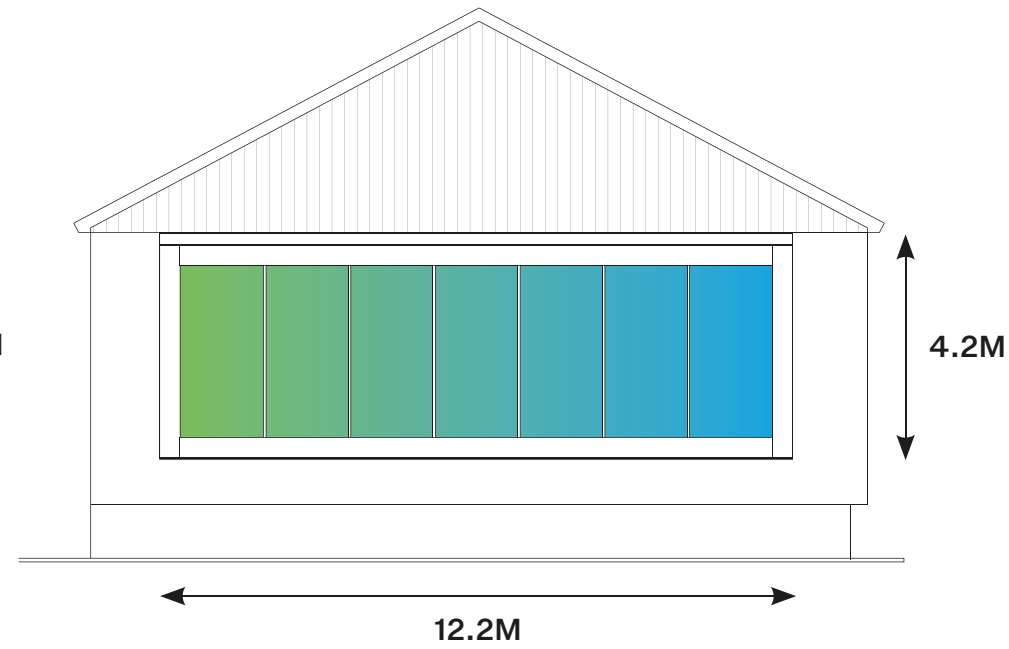


UNIT SPECIFICATION

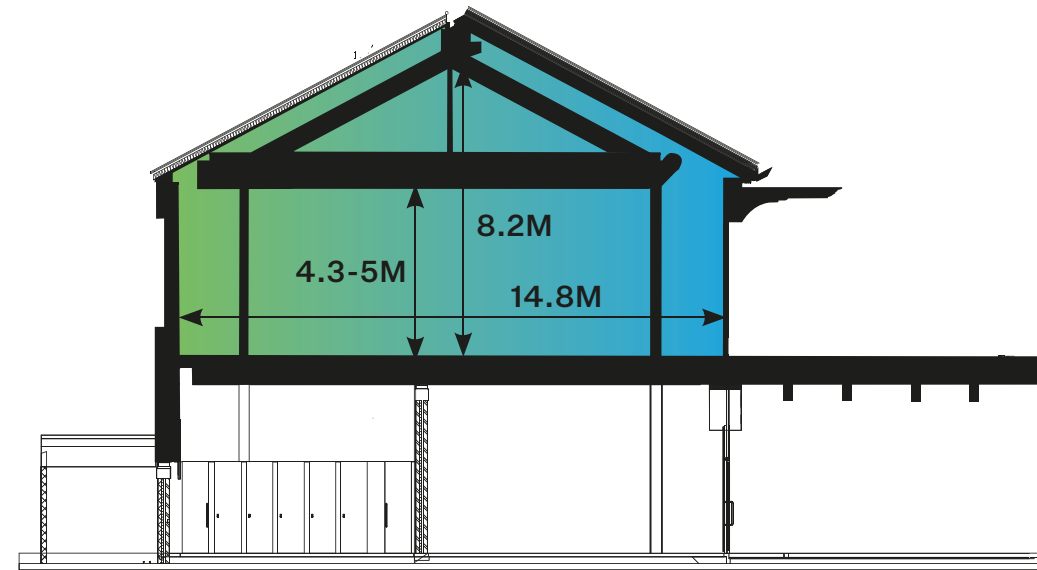
SHOP FRONT AND SIGNAGE ZONES



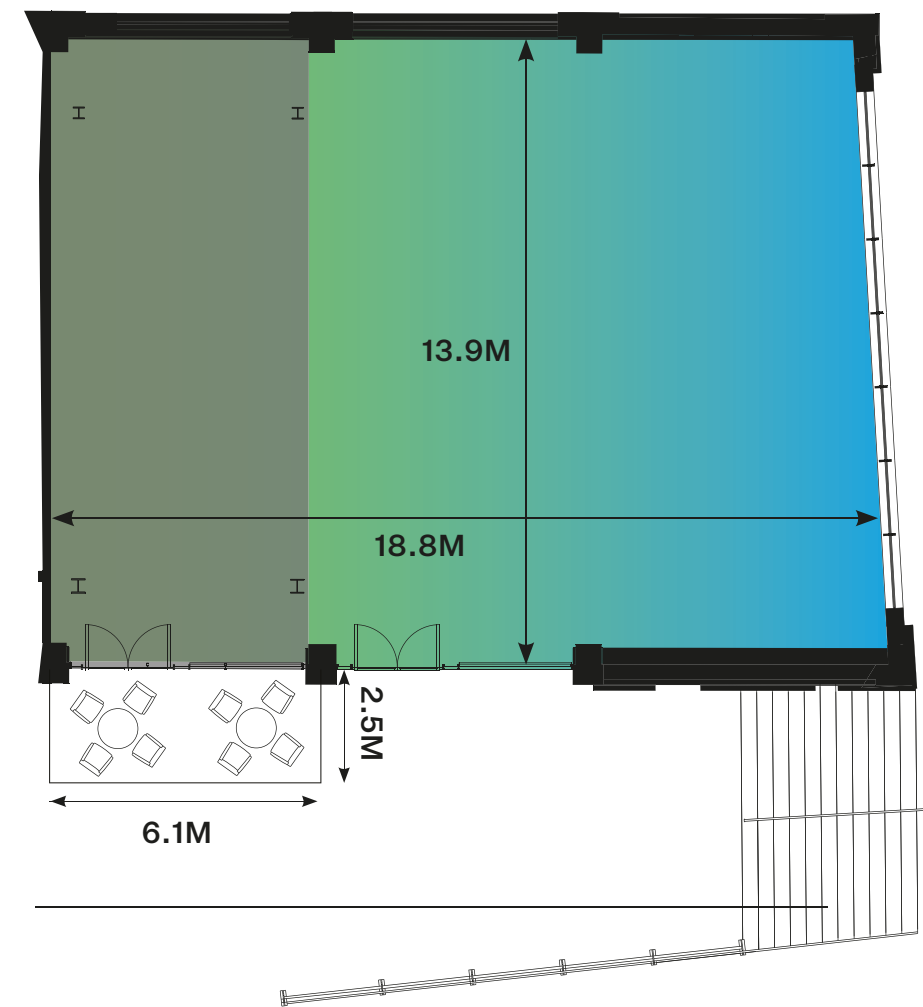
NORTH ELEVATION



SECTION



FLOOR PLAN



NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

LISTED:	Not listed
PERMITTED USE:	Class E
CEILING HEIGHT:	4.3m - 5m
EXTERNAL AREA:	6.1m x 2.5m
HANDOVER SPECIFICATION:	To be agreed between parties
TENURE:	A new lease for a term to be agreed contracted outside the act
RENT:	Base Rent and Turnover (10%)
SERVICE CHARGE:	Estimated at £37,367 per annum for 2025
INSURANCE:	Estimated at £5,500 for 2025
BUSINESS RATES:	Rates payable estimated at £28,938 per annum. Interested parties to make their own enquiries
EPC:	Band D (88)
LEGAL COSTS:	Each party to be responsible for their own legal costs
ELECTRICITY SUPPLY:	130kVA Three Phase Supply
WATER SUPPLY:	28mm capped supply (0.5 l/s)
HEATING / HOT WATER:	48.4kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connection
COOLING:	38.7kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connection
NOTES:	The unit occupies the gable end of CDY, facing the new Meta offices



FOR THE ORIGINAALS



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KINGS CROSS

Created February 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, Terrain 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.

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*Walking time sourced from google maps.



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