

COAL  
DROPS  
YARD

KING'S CROSS

UNIT 98

906 SQ FT (84 SQ M)

RETAIL UNIT





**49**

RETAIL UNITS

**16**

RESTAURANTS,  
CAFES AND BARS

**6M**

ANNUAL FOOTFALL

**1.4** VISITS

WEEKLY AVERAGE

**c. 40%**

VISITORS  
AGED 30-39

**51:49**

RATIO OF VISITORS  
MALE TO FEMALE

**105**

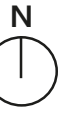
MINUTES  
DWELL TIME

**£98**

AVERAGE  
RETAIL SPEND

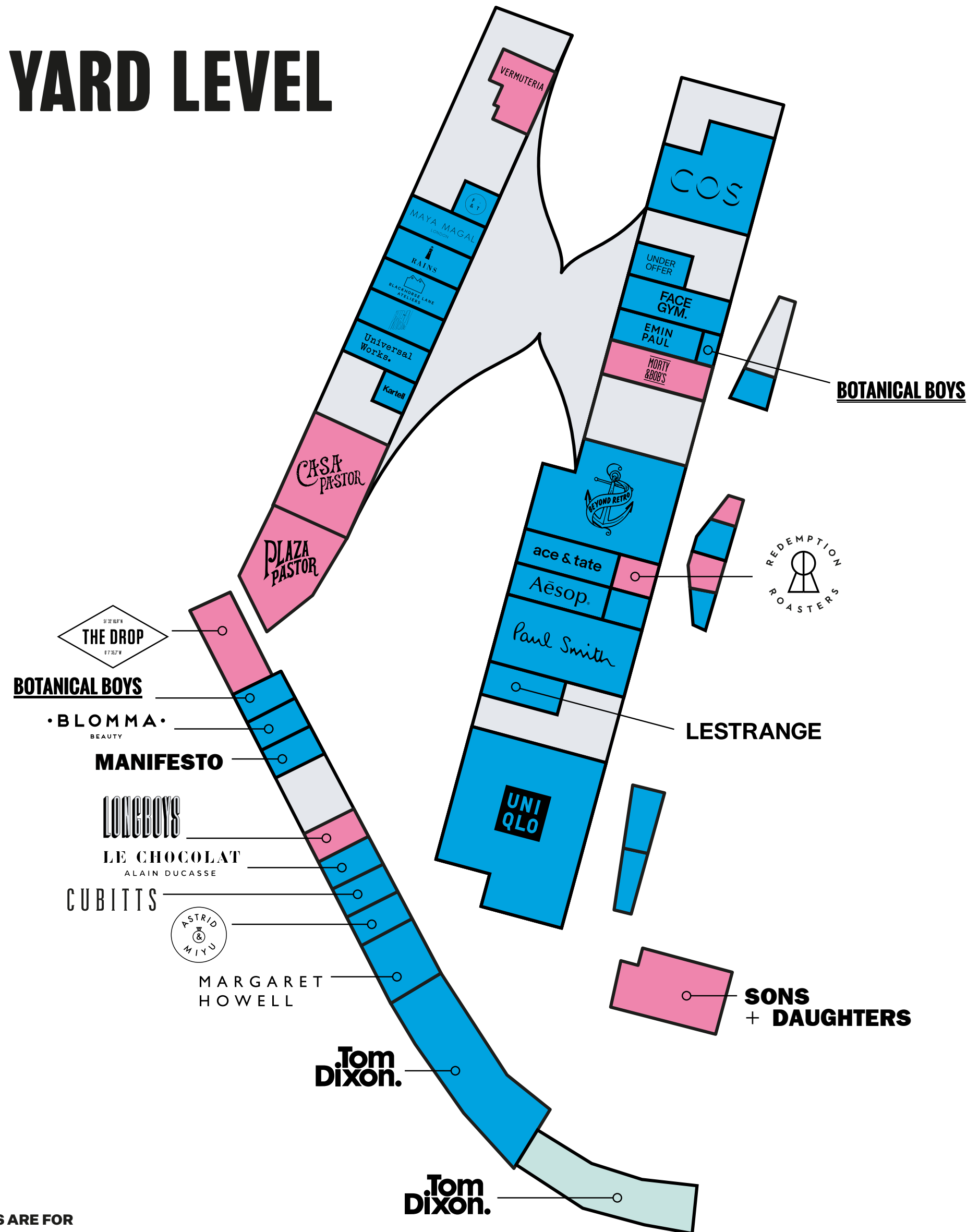
# COAL DROPS YARD

## KEY

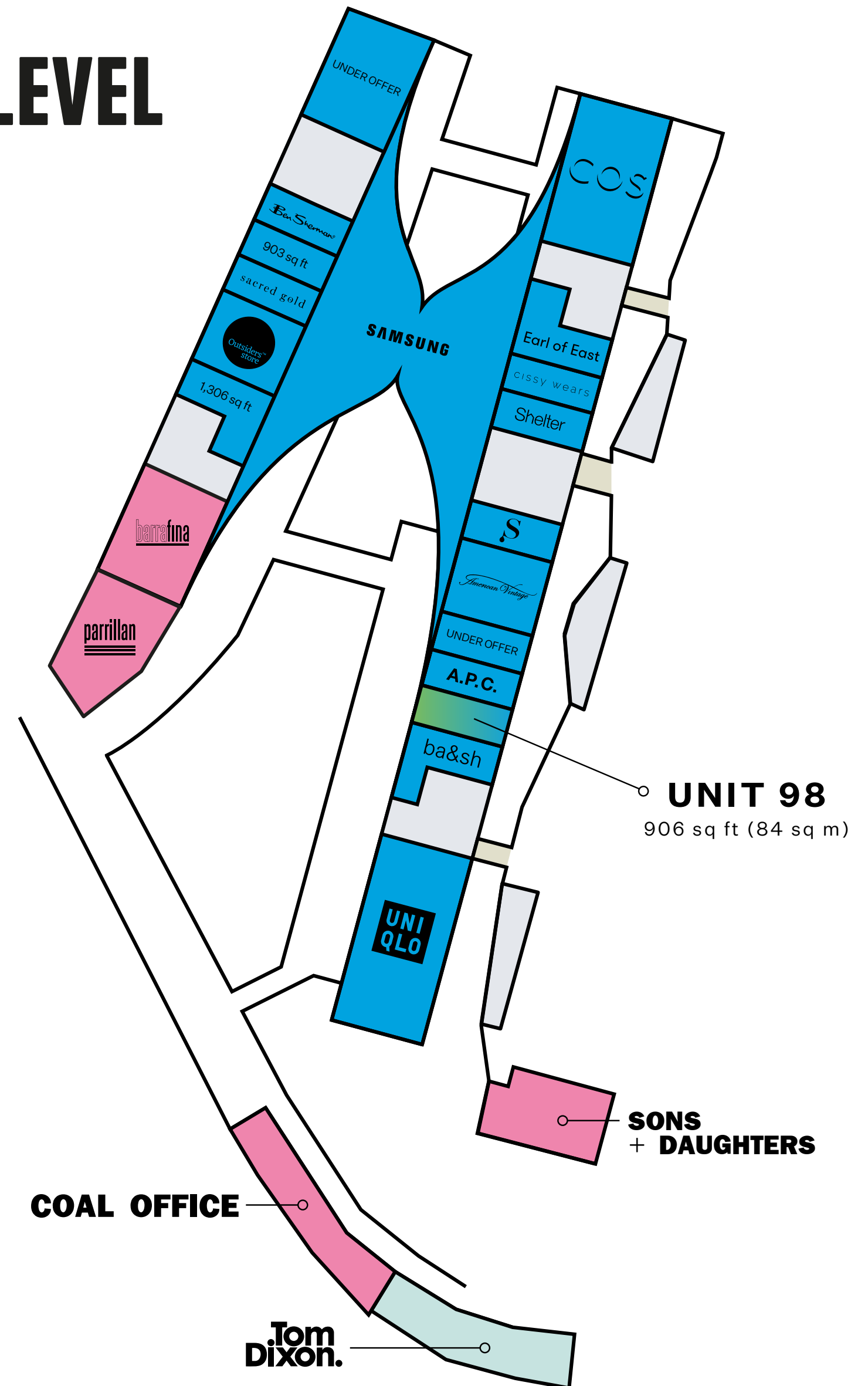


USES ● Retail & leisure ● F&B ● Office

## YARD LEVEL



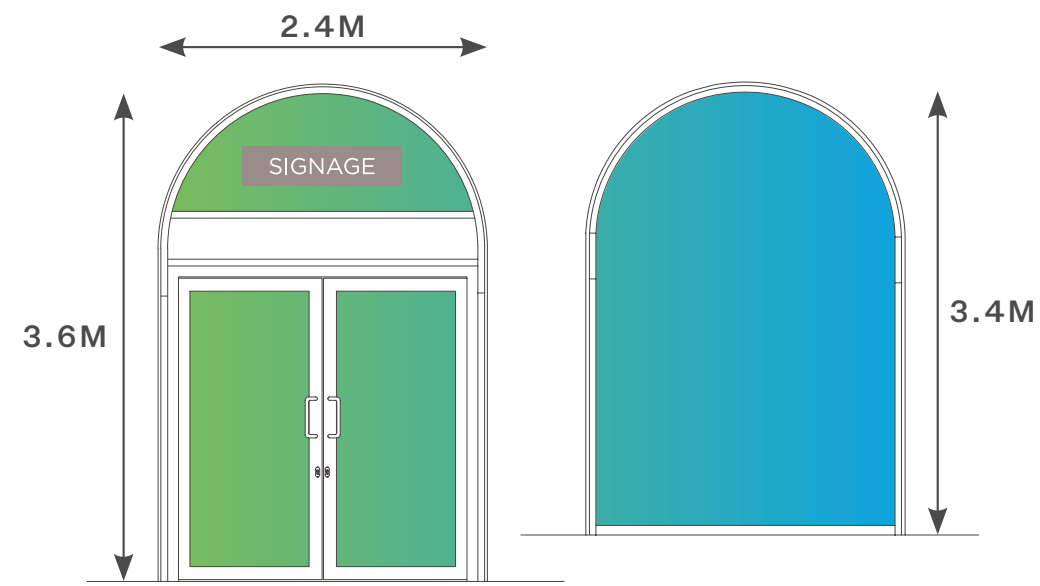
## VIADUCT LEVEL



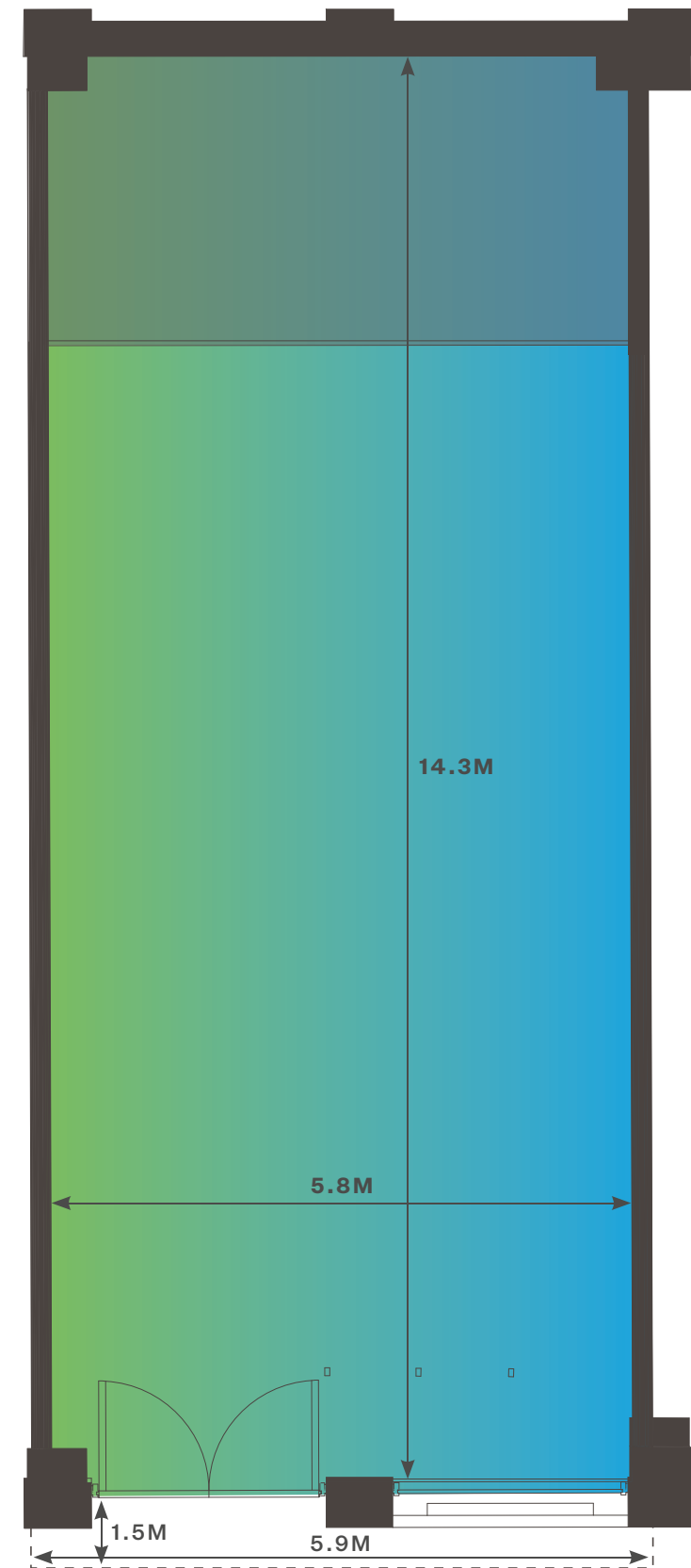
NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

# UNIT SPECIFICATION

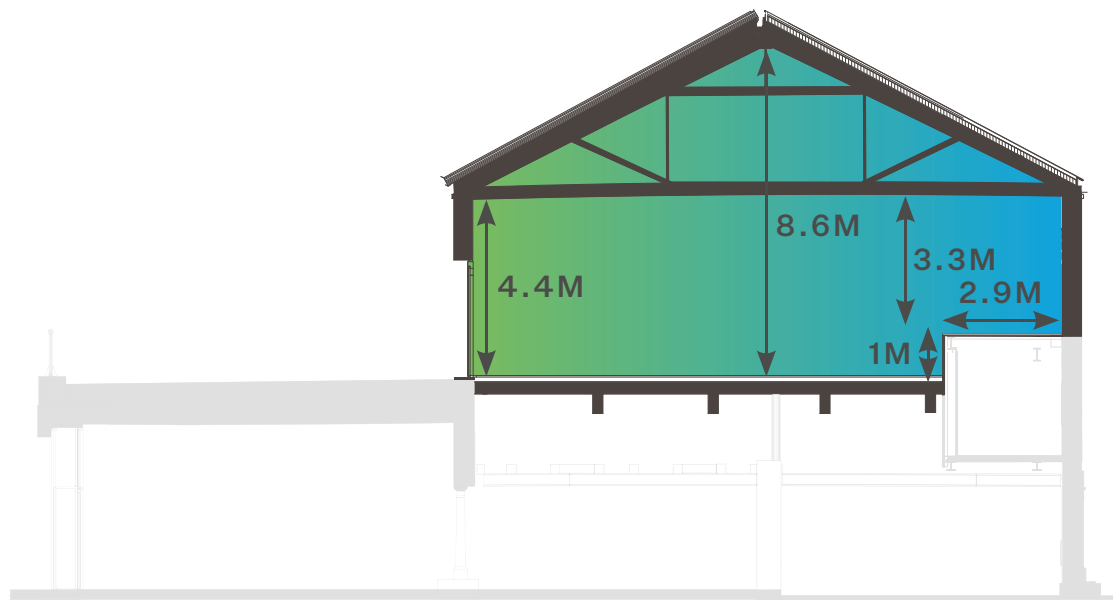
## SHOP FRONT AND SIGNAGE ZONES



## FLOOR PLAN



## SECTION



NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

<b>LISTED:</b>	Grade II
<b>PERMITTED USE:</b>	Class E
<b>CEILING HEIGHT:</b>	4.4m / 3.3m
<b>EXTERNAL AREA:</b>	Available for outdoor activation. See plan
<b>HANDOVER SPECIFICATION:</b>	To be agreed between parties
<b>TENURE:</b>	A new lease for a term to be agreed contracted outside the act
<b>RENT:</b>	Base Rent and Turnover (10%)
<b>SERVICE CHARGE:</b>	£13.14 per square foot for 2024
<b>INSURANCE:</b>	Estimated at £1,738 for 2024
<b>BUSINESS RATES:</b>	Rates payable estimated at £17,964 per annum for 2024. Interested parties to make their own enquiries.
<b>EPC:</b>	Available upon request
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs



# FOR THE ORIGINAALS

## KINGS CROSS



**Matt Peters**  
[matt.peters@savills.com](mailto:matt.peters@savills.com)  
+44 (0)7557 517 115

**David Bannister**  
[david.bannister@savills.com](mailto:david.bannister@savills.com)  
+44 (0)7974 756 759

Created July 2024. 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.

King's Cross Central Limited Partnership ("KCCLP") (a limited liability partnership registered in England with registered number LP012617 and registered office at 4 Stable Street, London N1C 4AB), and any agents KCCLP 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 KCCLP 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 KCCLP, 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.

\*Walking time sourced from google maps.



**Erin McDonald**  
[erin.mcdonald@colliers.com](mailto:erin.mcdonald@colliers.com)  
+44 (0)7714 145 967

**Cecily Snell**  
[cecily.snell@colliers.com](mailto:cecily.snell@colliers.com)  
+44 (0)7858 366 421