



# UNIT 20-21

966 SQ FT (89 SQ M)  
RETAIL UNIT





**49**

RETAIL UNITS

**16**

RESTAURANTS,  
CAFES AND BARS

**19.2M**

ESTATE WIDE  
ANNUAL FOOTFALL

**1.4** VISITS

WEEKLY AVERAGE

**c.40%**

VISITORS  
AGED 30-39

**51:49**

RATIO OF VISITORS  
MALE TO FEMALE

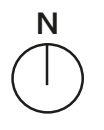
**105**

MINUTES  
DWELL TIME

**£98**

AVERAGE  
RETAIL SPEND

# COAL DROPS YARD

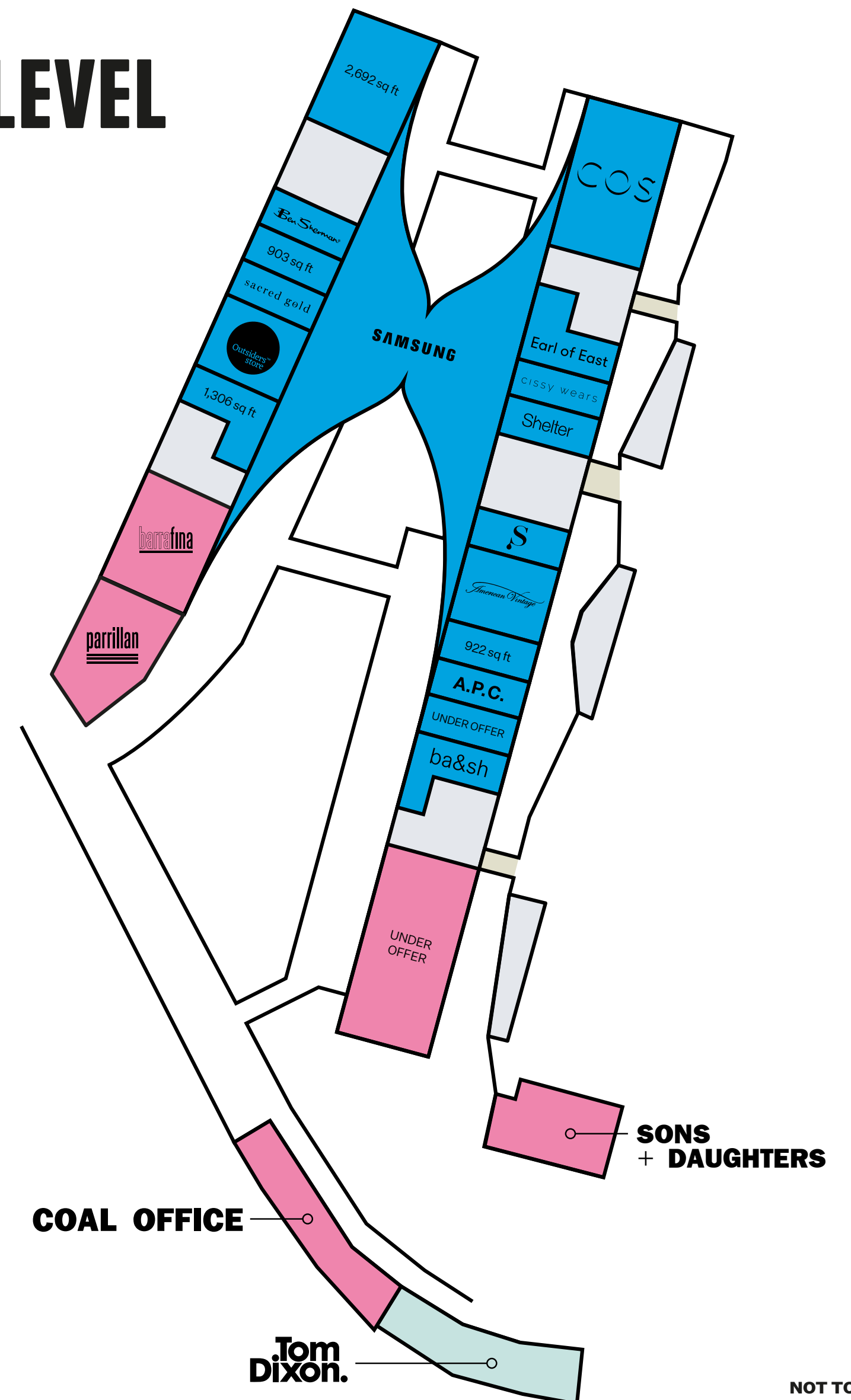
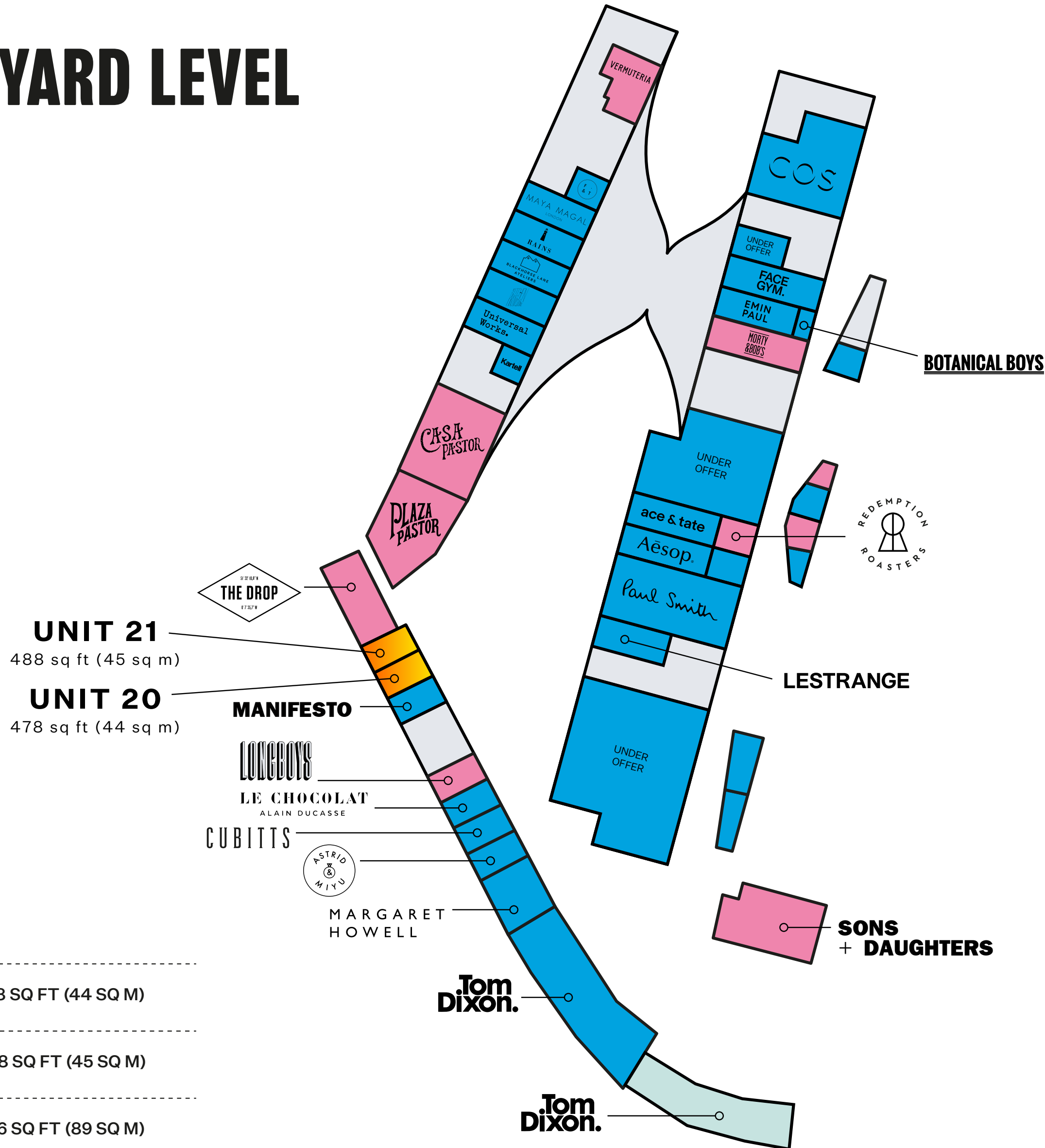


## KEY

USES ● Retail & leisure ● F&B ● Office

## YARD LEVEL

## VIADUCT LEVEL



**UNIT 21**  
488 sq ft (45 sq m)

**UNIT 20**  
478 sq ft (44 sq m)

**UNIT 20:** 478 SQ FT (44 SQ M)

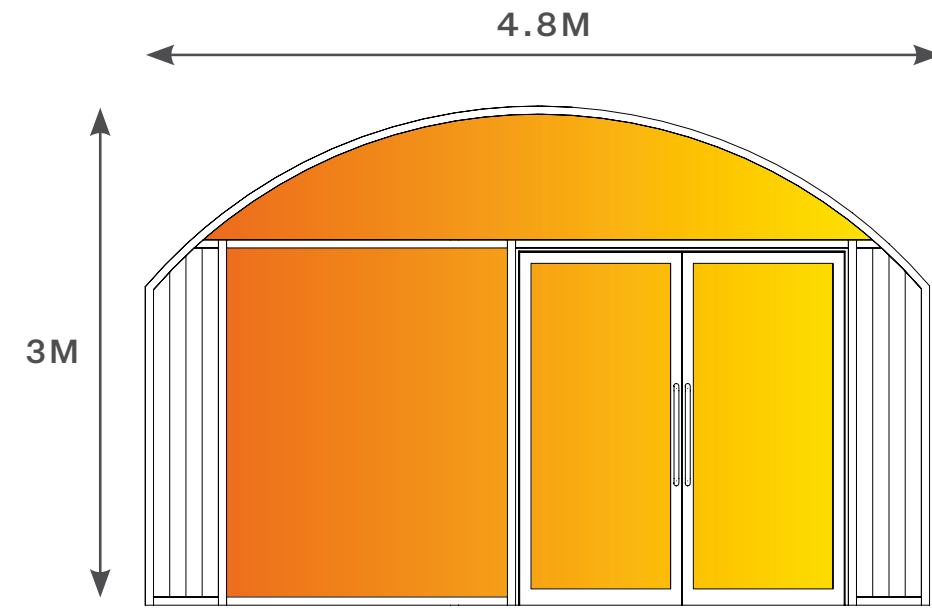
**UNIT 21:** 488 SQ FT (45 SQ M)

**COMBINED:** 966 SQ FT (89 SQ M)

NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

# UNIT 20 SPECIFICATION

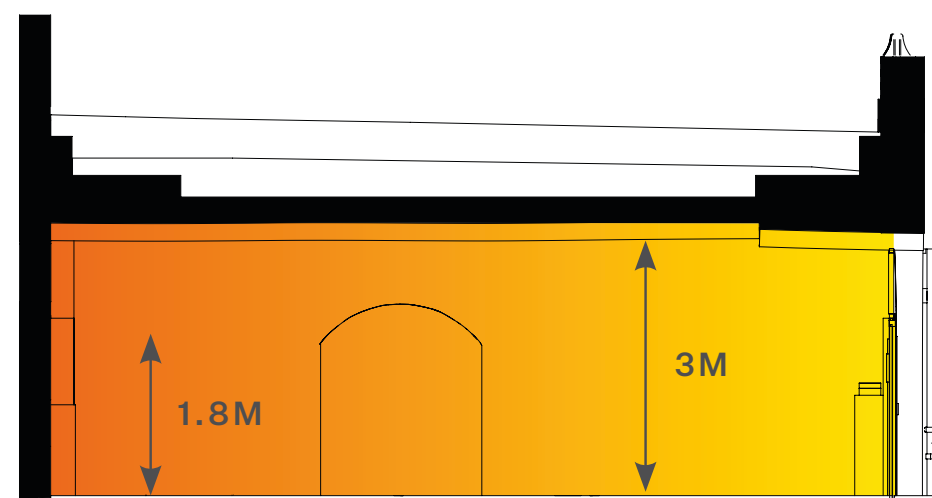
## SHOP FRONT AND SIGNAGE ZONES



## FLOOR PLAN



## SECTION



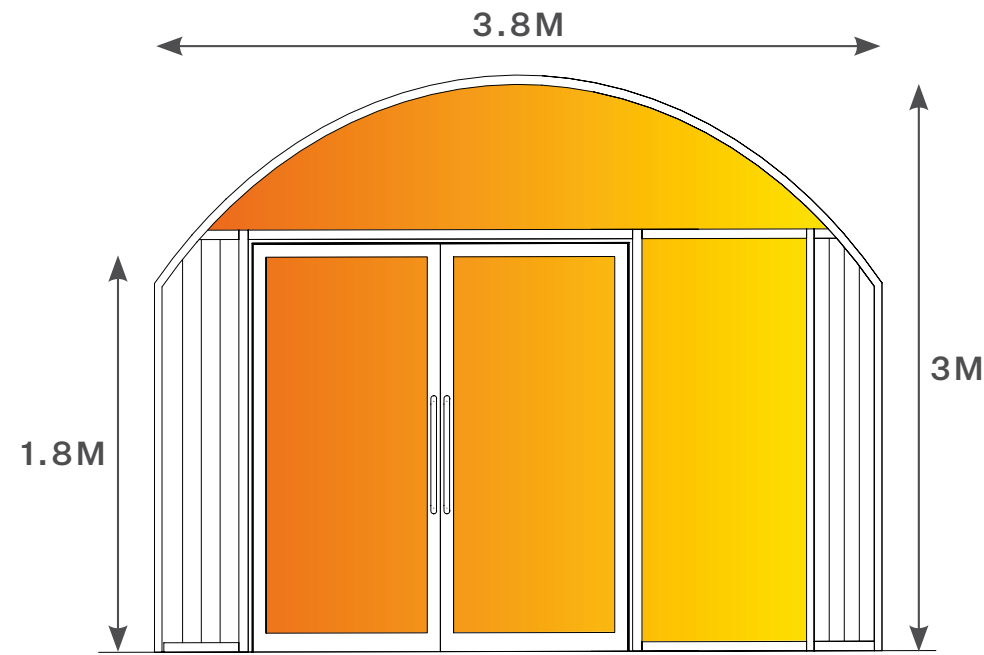
NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

<b>PERMITTED USE:</b>	Class E
<b>CEILING HEIGHT:</b>	1.8m / 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>	Estimated at £12,118 for 2024
<b>INSURANCE:</b>	Estimated at £1,886 for 2024
<b>BUSINESS RATES:</b>	Rates payable estimated at £9,856 per annum for 2023/24. Interested parties to make their own enquiries. Unit 20 & 21 combined rates will need to be reassessed following landlord combination works.
<b>EPC:</b>	Available upon request
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs

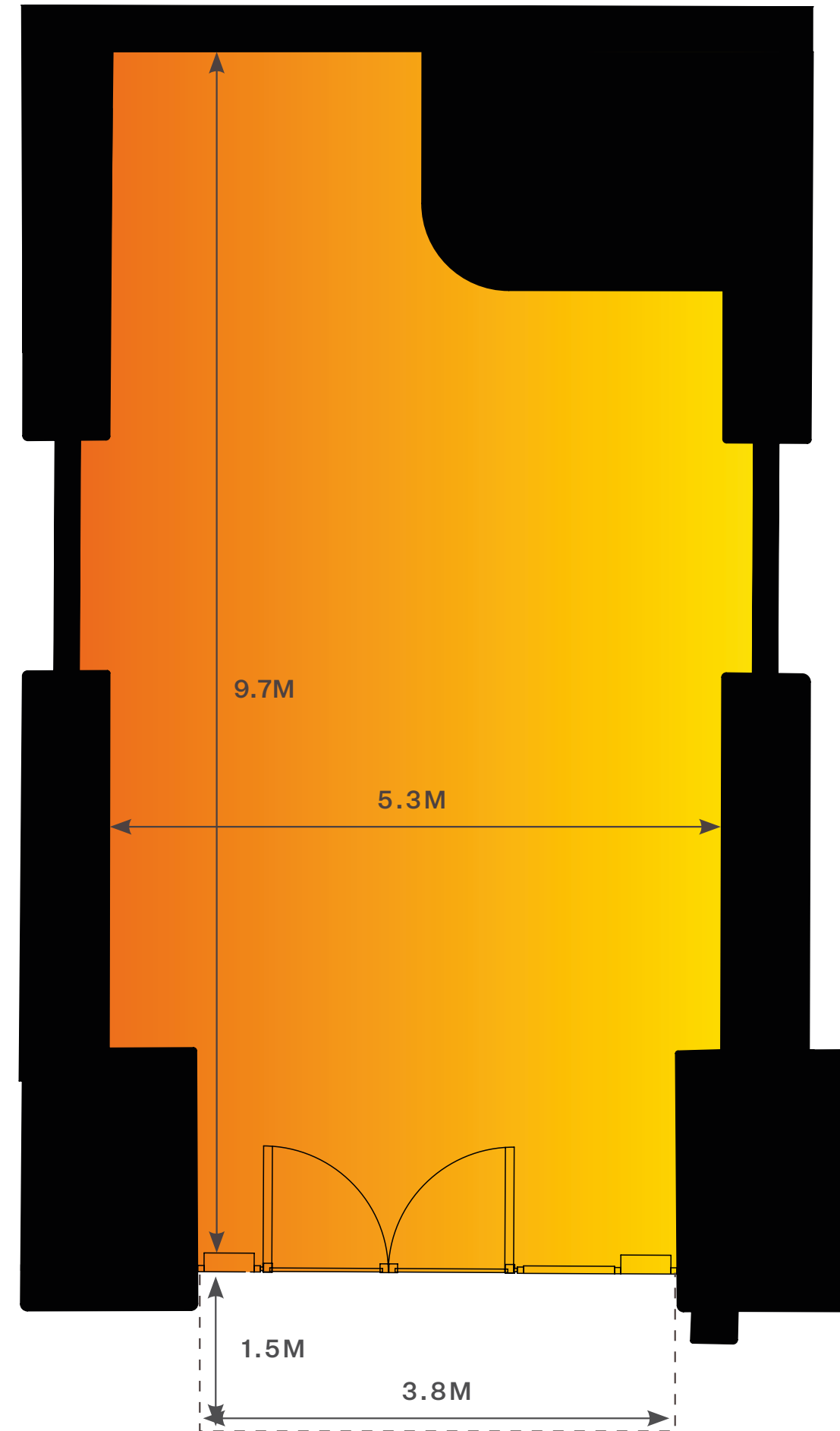


# UNIT 21 SPECIFICATION

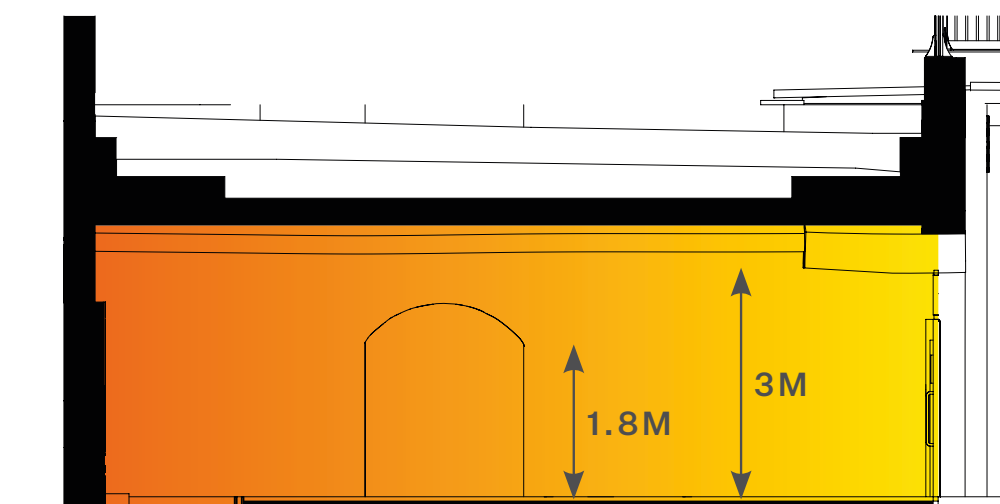
## SHOP FRONT AND SIGNAGE ZONES



## FLOOR PLAN



## SECTION



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<b>PERMITTED USE:</b>	Class E
<b>CEILING HEIGHT:</b>	1.8m / 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>	Estimated at £12,118 for 2024
<b>INSURANCE:</b>	Estimated at £1,886 for 2024
<b>BUSINESS RATES:</b>	Rates payable estimated at £9,216 per annum for 2023/24. Interested parties to make their own enquiries. Unit 20 & 21 combined rates will need to be reassessed following landlord combination works.
<b>EPC:</b>	Available upon request
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs



# FOR THE ORIGINALS

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Created April 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, 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.

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\*Walking time sourced from google maps.

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INTERNATIONAL

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