



**FURNISHED + READY TO OCCUPY!!**

## **1st Floor, 5 Onyx**

**102 Camley Street, London, N1C 4PF**

**An economic, modern self contained, furnished office for rent adjacent to Coal Drops Yard, Regent's Canal and a short walk to Granary Square**

**574 sq ft**  
(53.33 sq m)

- Rent inclusive of rent, business rates and all running costs
- Short walk to KX station
- 11 desks and chairs
- Excellent natural light
- Fully fibre connected
- Full air conditioning
- Excellent energy efficiency
- Cycle parking + communal showers

# 1st Floor, 5 Onyx, 102 Camley Street, London, N1C 4PF

## Summary

Available Size	574 sq ft
Rent	£52,670 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

Furnished with 11 desks, the 1st floor of 5 Onyx is a recently constructed office located within a modern mixed use development + benefits from excellent natural light, full air conditioning, raised floors and its own fitted kitchen.

This is a spacious office with space for additional desks and collaboration seating.

## Location

This property is adjacent to Thomas Heatherwick designed Coal Drops Yard and Granary Square and the super cool, 67 acre King's Cross redevelopment project where some of the world's best known brands now have their UK bases, including Google, You Tube, Facebook.

King's Cross and St Pancras Stations are a short walk away and provide easy access to London Underground's Piccadilly, Victoria, Northern, Metropolitan, Circle and Hammersmith and City lines, mainline and international rail services

## Accommodation

The accommodation comprises the following floor area and costs:

Floor/Unit	sq ft	Total /sq ft	EPC	Total month	Total year
1st	574	£91.76	B	£4,389.17	£52,670

## Terms

A new, lease is offered directly from the landlord and is fully inclusive of all costs.

## Availability

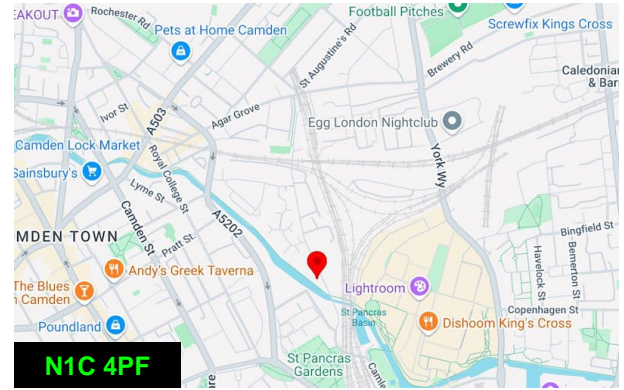
This property is ready to occupy now.

## Viewings

All inspections via the landlord's sole agent, Ashurst Real Estate. Contact David Shapiro on 07970 128 599.

## Visit this property's dedicated microsite

Further information, a floor plan, photos and virtual video tour can be seen at <https://m.search-prop.com/1st-floor-5-onyx-london>



## Viewing & Further Information



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