



Unit 2 Northern Line Ticket Hall – Kings Cross Underground Station

TO LET — RETAIL UNIT

KINGS CROSS UNDERGROUND STATION,
LONDON N1

Situated in a prime position in the walkway between the Western and Northern ticket halls, this unit attracts high footfall. The unit has good prominence and benefits from glass frontage.

Location:

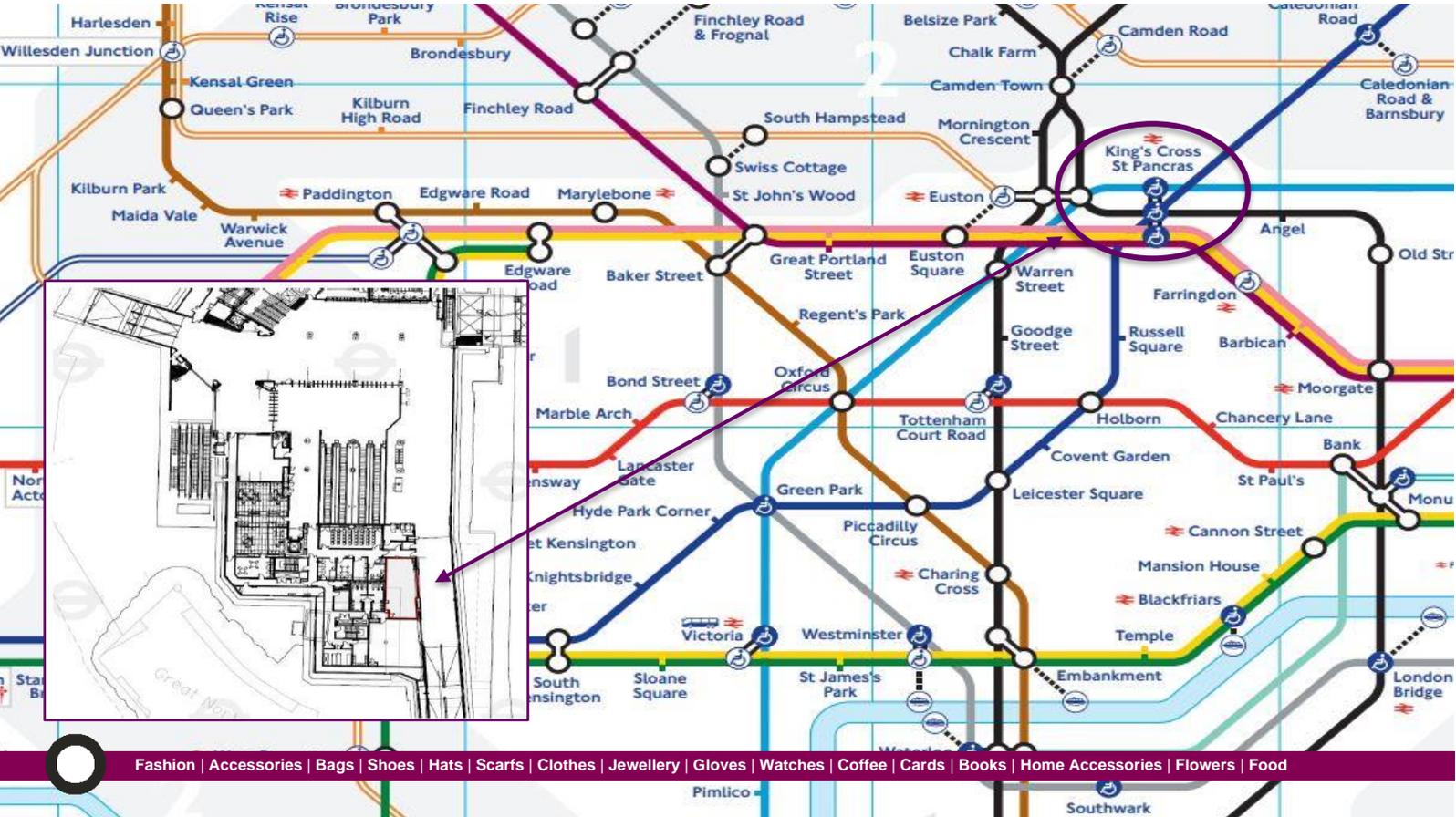
King's Cross Underground station is a passenger railway terminus in the London Borough of Camden, in Central London Zone 1. It is one of London's busiest stations as it serves as an interchange between the Northern, Piccadilly, Circle, Victoria and Hammersmith & City lines. Adjacent to King's Cross Railway Station is St Pancras International, the London terminus for Eurostar services to continental Europe. Beneath both main line stations is King's Cross St. Pancras tube station on the London Underground; combined they form one of the country's largest transport hubs.

98 million +
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year





Description:

The unit has a great configuration with good sales space and separate storage area within the unit. It is situated adjacent WH Smith in between the Western and Northern ticket halls.

Unit Sizes:

Unit 1 — NIA 770 sqft (est)

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

Interested parties are advised to contact the VOA direct for more information.

Services:

The unit will have a metered supply for power (63A TPN), water and drainage.

Legal Costs:

Each party is to be responsible for their own legal costs.

Contact:

On behalf of:



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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:

www.leasingbusinesspremises.co.uk



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