



Mobile Site – Kings Cross Station

# TO LET — MOBILE SITE

## KINGS CROSS UNDERGROUND, LONDON N1

The space for this mobile site is in an extremely prominent position within the station, situated within the Northern Ticket Hall which benefits from strong passing footfall.

### 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

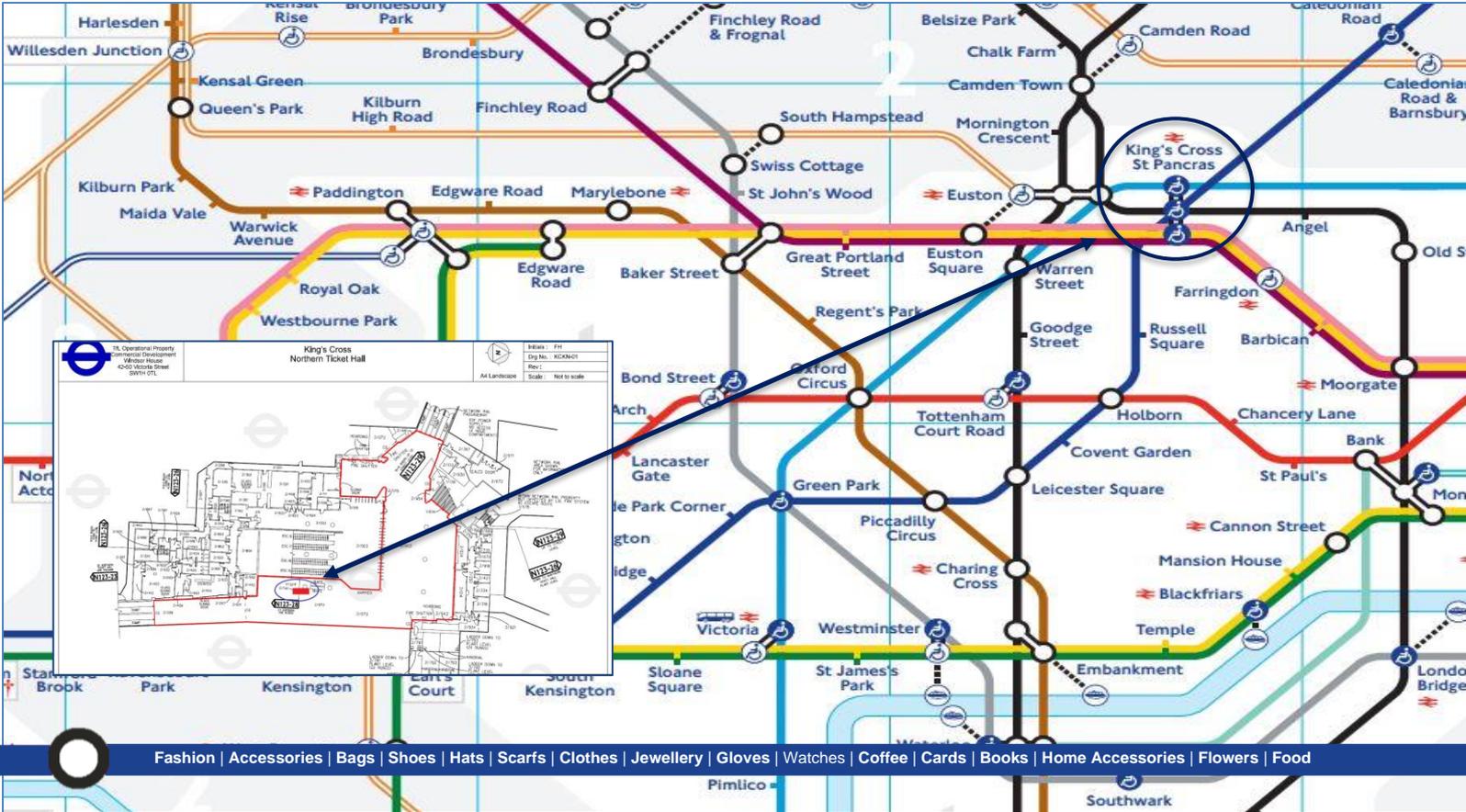
London Underground serves:

# 1.35 billion

Passengers a year



TRANSPORT  
FOR LONDON



**Description:**

The space for the mobile site is located on the unpaid side of the ticket barrier. Incoming tenant to provide their own cart. There is no ancillary storage.

**Unit Sizes:**

**Dimensions** — 2m x 2m

**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 3-year lease contracted outside the Landlord & Tenant Act and will be subject to a 6-month rolling Landlord break.

**Rates:**

The Tenant will be responsible for the Rates Payable, which are yet to be assessed. Interested parties are advised to contact the VOA direct for more information.

**Services:**

The cart will benefit from power via a floor mounted 110V electrical supply. Any cart would need equipment to run off this supply, or a house transformer to increase power to 22/240V. There is no water or drainage.

**Legal Costs:**

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

**Deadlines for Offers:**

Interested parties will be expected to provide a full business case with financials.

**Contact:**

**On behalf of:**



**Victoria Davies**

020 7152 5595

[victoria.davies@eur.cushwake.com](mailto:victoria.davies@eur.cushwake.com)

**Ella Farage**

020 7152 5238

[ella.farage@cushwake.com](mailto:ella.farage@cushwake.com)

**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](http://www.leasingbusinesspremises.co.uk)



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