



329-331 Grays Inn Road, Kings Cross, London WC1X 8PX

Location

Situated in close proximity to Kings Cross St Pancras Station, the property is located in a high footfall area with excellent visibility. Other local operators include Nando's, McDonalds, Five Guys, Honest Burger, Camino, Scala, Big Chill, Pizza Union. Meat Liquor as well as a number of other local operators.

For a better understanding of the location please review [Google Street View](#)

Description

The property benefits from a double frontage and is arranged over ground floor, basement and mezzanine level.

We understand the approximate gross internal areas to be:

Ground Floor	135 sq m	1,453 sq ft
Basement	109 sq m	1,173 sq ft
Mezzanine	74 sq m	797 sq ft
Total	318 sq m	3,423 sq ft

Lease

The premises are available on a new lease for a term to be agreed subject to vacant possession.

Premium

Nil.

Rent

Rental offers in excess of £100,000 pax.

Rateable Value

The current rateable value is £50,500.

Planning / Licencing

The premises benefit from E Class Use.

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent
Davis Coffey Lyons: dcl.co.uk

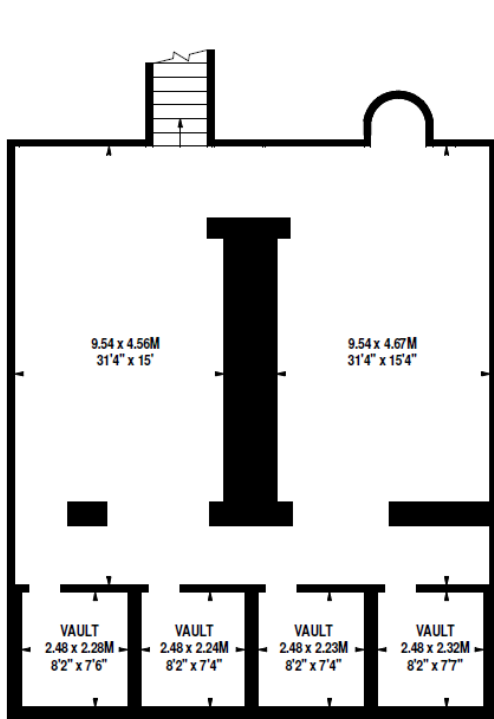
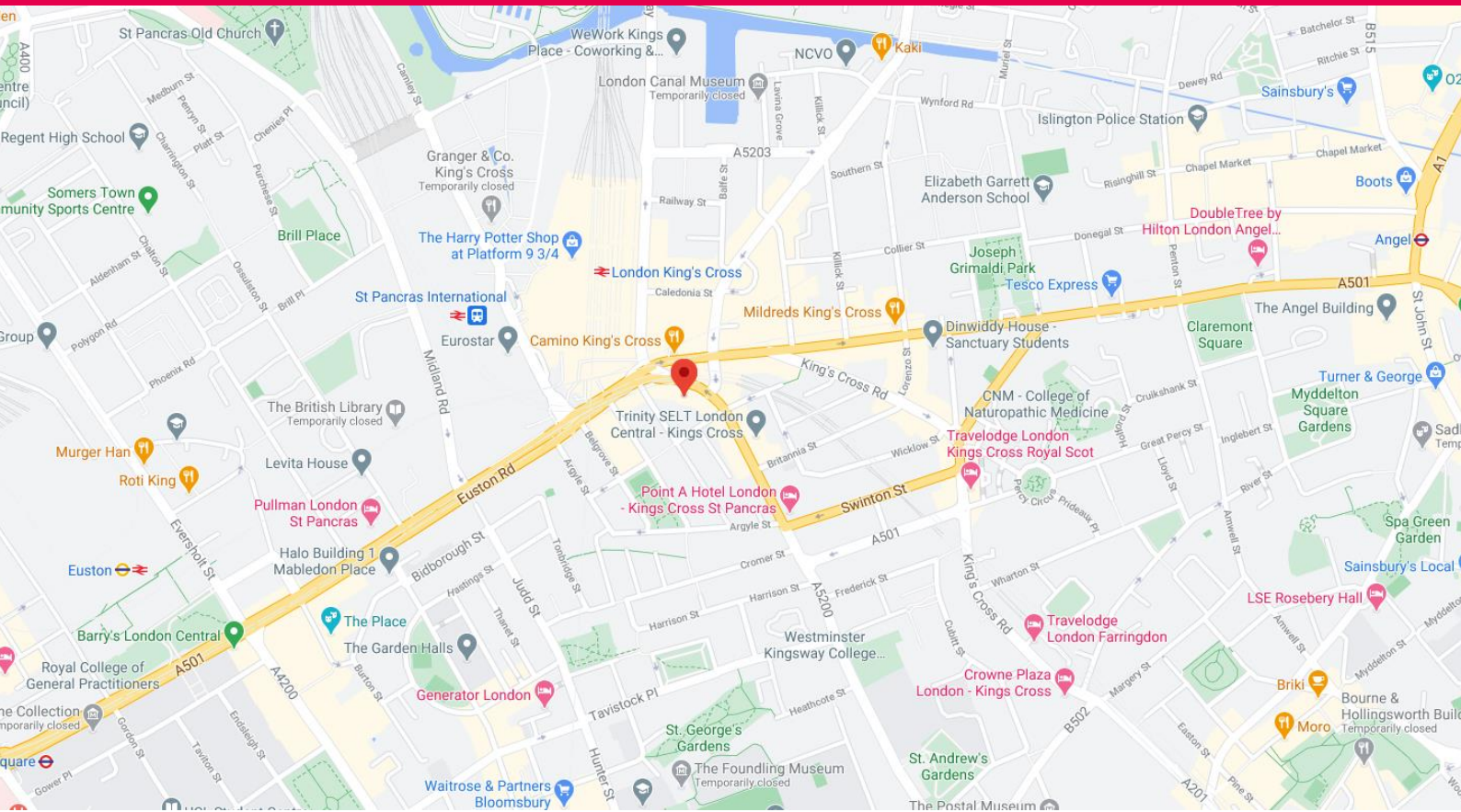
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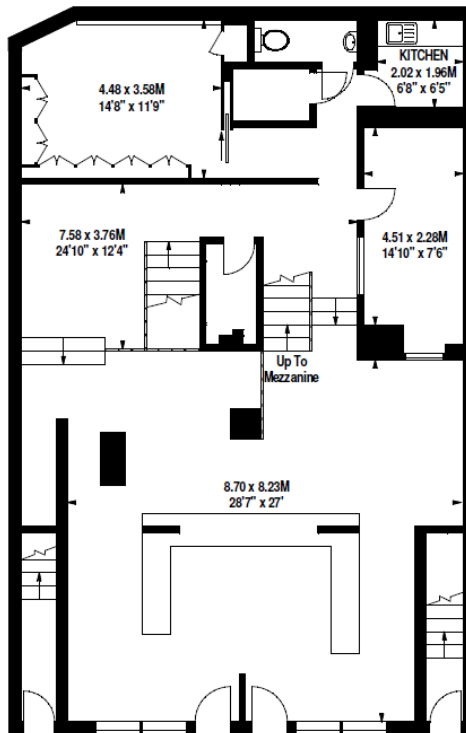
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TO LET – KINGS CROSS, WC1X 8PX

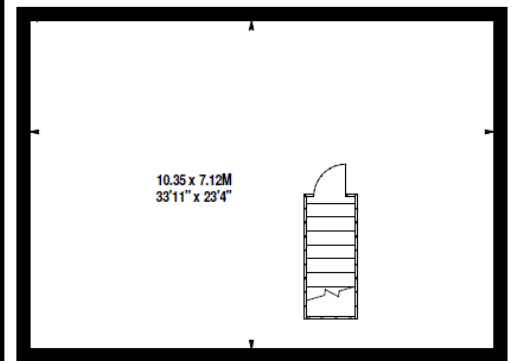
3,423 SQ FT - E CLASS USE OPPORTUNITY



Lower Ground Floor



Ground Floor



Mezzanine

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