

## LOCATION

Comprising 260,000 sq. ft of mixed-use real estate, across 12 office buildings and 20 retail and leisure units. Regent Quarter is situated in the heart of King's Cross to the east of King's Cross Station surrounded by, and benefitting from, a dynamic mix of global brands, hotels and restaurants.



## SITUATION

The premises is located in the well known area of Regent's Quarter in King's Cross, a short walk from King's Cross St. Pancras Station, London largest station. (Victoria Line, Northern Line, Hammersmith and City Line, Metropolitan Line, National Rail and The Eurostar). Nearby occupiers include Starbucks's, Pret A Manger, Tesco Metro, Five Guys and Nandos. A sizeable residential community and a number of office workers are within the immediate vicinity.

## LEASE

Subject to vacant possession the unit is available by way of a new full repairing and insuring lease for a term to be agreed.

All use classes will be considered.

## RENT

Price on application

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## EPC

A copy of the energy performance certificate is available upon request.

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## Accommodation

Ground Floor	62.3 sq m	671 sq ft
Basement	61.2 sq m	659 sq ft
Total	123.5 sq m	1,330 sq ft

## Business Rates

Rateable Value (2017)	£27,750
Rates Payable (2021-2022)	£14,208

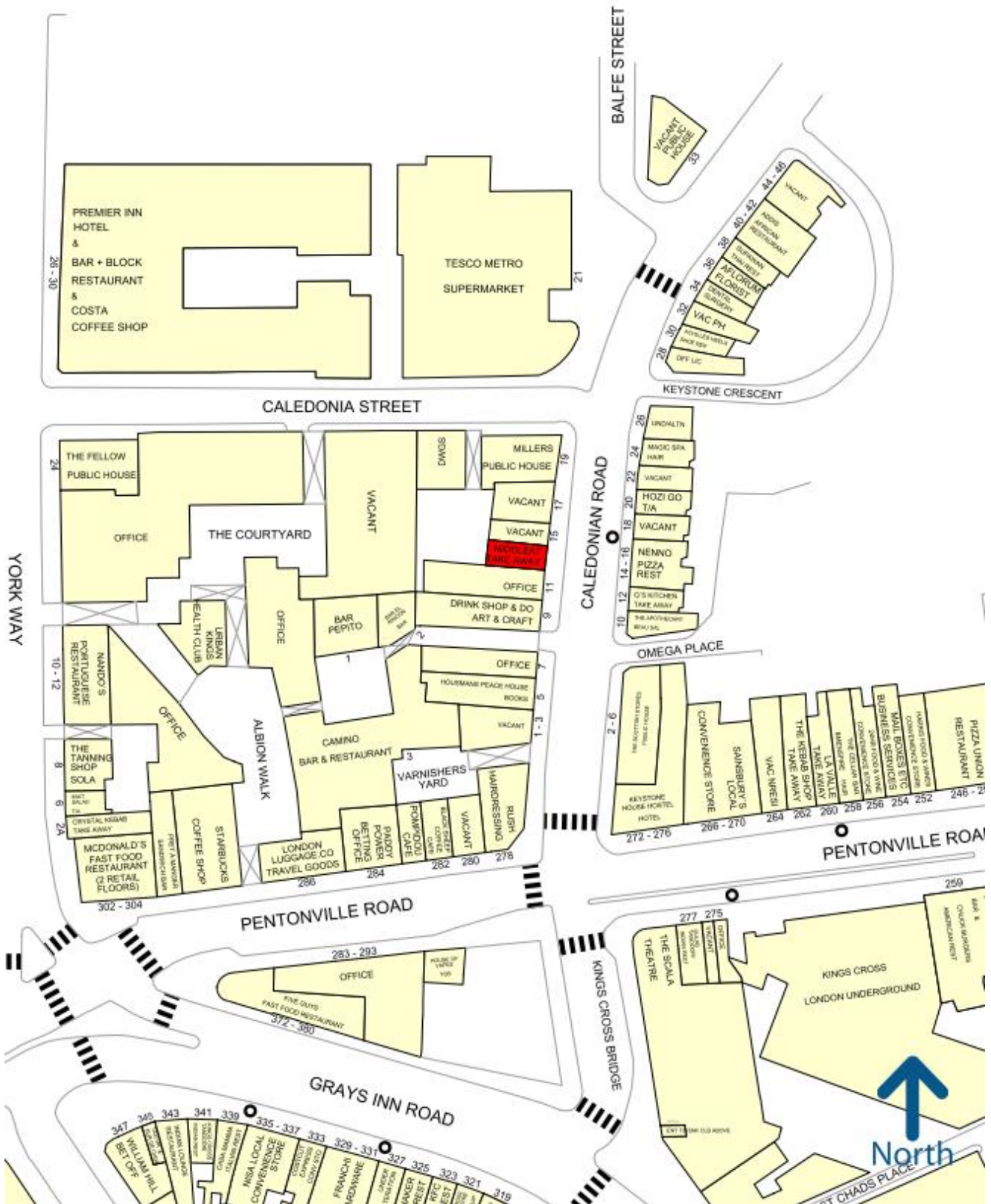
Interested parties are advised to verify the above with the local authority particularly in light of recent measures surrounding Covid-19.

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# PROMINENT CLASS E UNIT TO LET

# 13 CALEDONIAN ROAD, REGENT QUARTER, KINGS CROSS, N1 9DX



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