

# To let

Retail Unit

Kings Cross St Pancras Station, London, N1



The TfL Property Company

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.

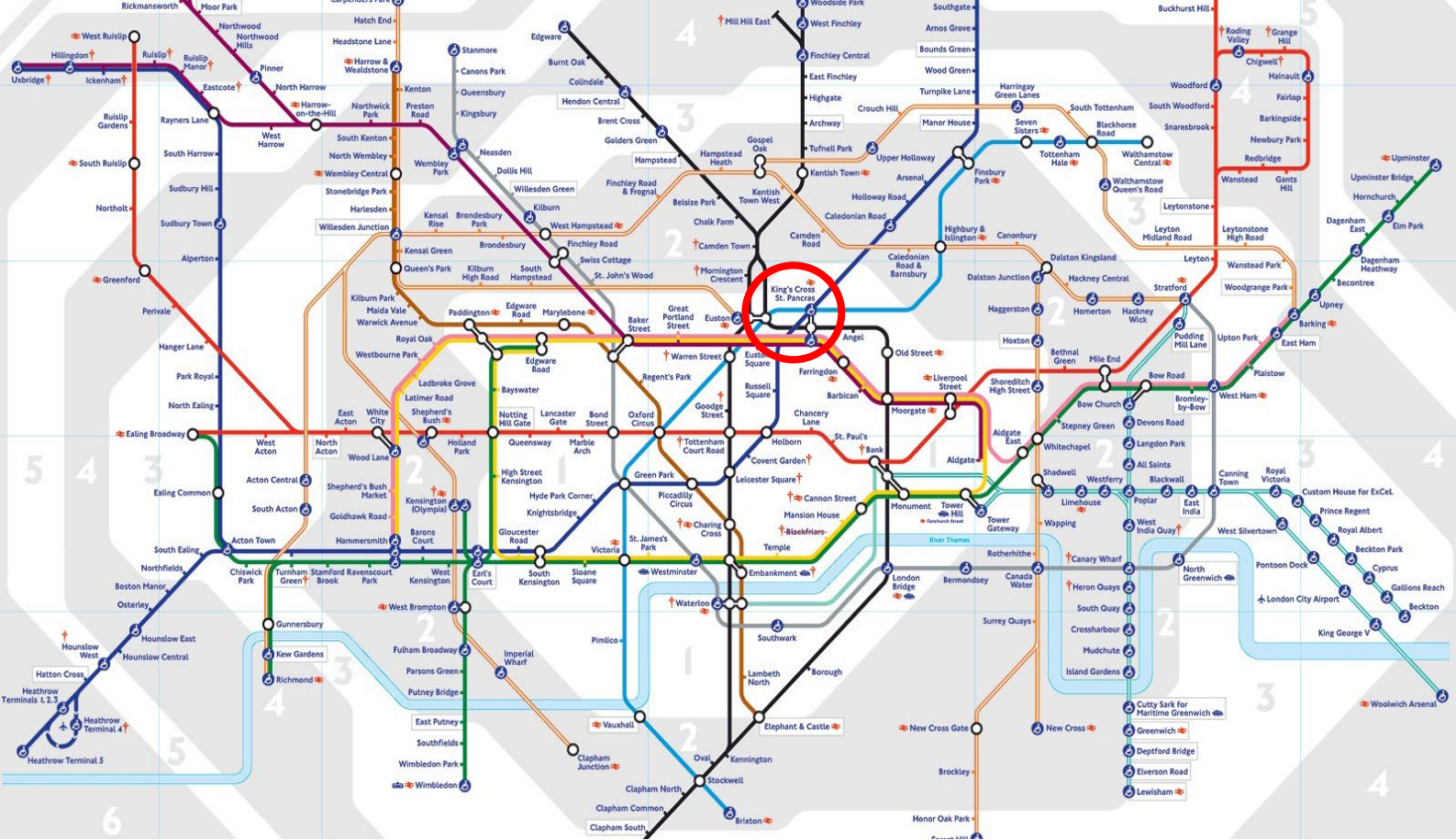
Situated in the walkway between the Western and Northern ticket halls, this unit attracts high footfall. The unit has good prominence and benefits from glass frontage.

## Zone 1

## 77.4 million

Annual Station Footfall.





### **Description:**

Situated 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.

### **Unit Size:**

Total 71.5 sq m / 770 sq ft

### **Services:**

Power (63A TPN), Water & Drainage.

### **Usage:**

Retail and Food & Beverage

### **Lease:**

5-year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Annual RPI +1% for the rent review applicable.

### **Rent:**

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

### **Rates:**

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

### **Legal Costs:**

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

### **Offers:**

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

### **ALL ENQUIRIES:**

Roshni Patel  
Roshni.N.Patel@cushwake.com

Victoria Davies  
Victoria.Davies@eur.cushwake.com



Places  
for  
London