

CROSSLAND
OTTER HUNT

Northdown House, 11-21 Northdown Street,
Kings Cross,
London,
N1 9BN

Newly Fitted Out Warehouse Style Accommodation

2,045 to 4,191 sq ft (189.99 to 389.36 sq m)

020 7408 1114
www.coh.eu

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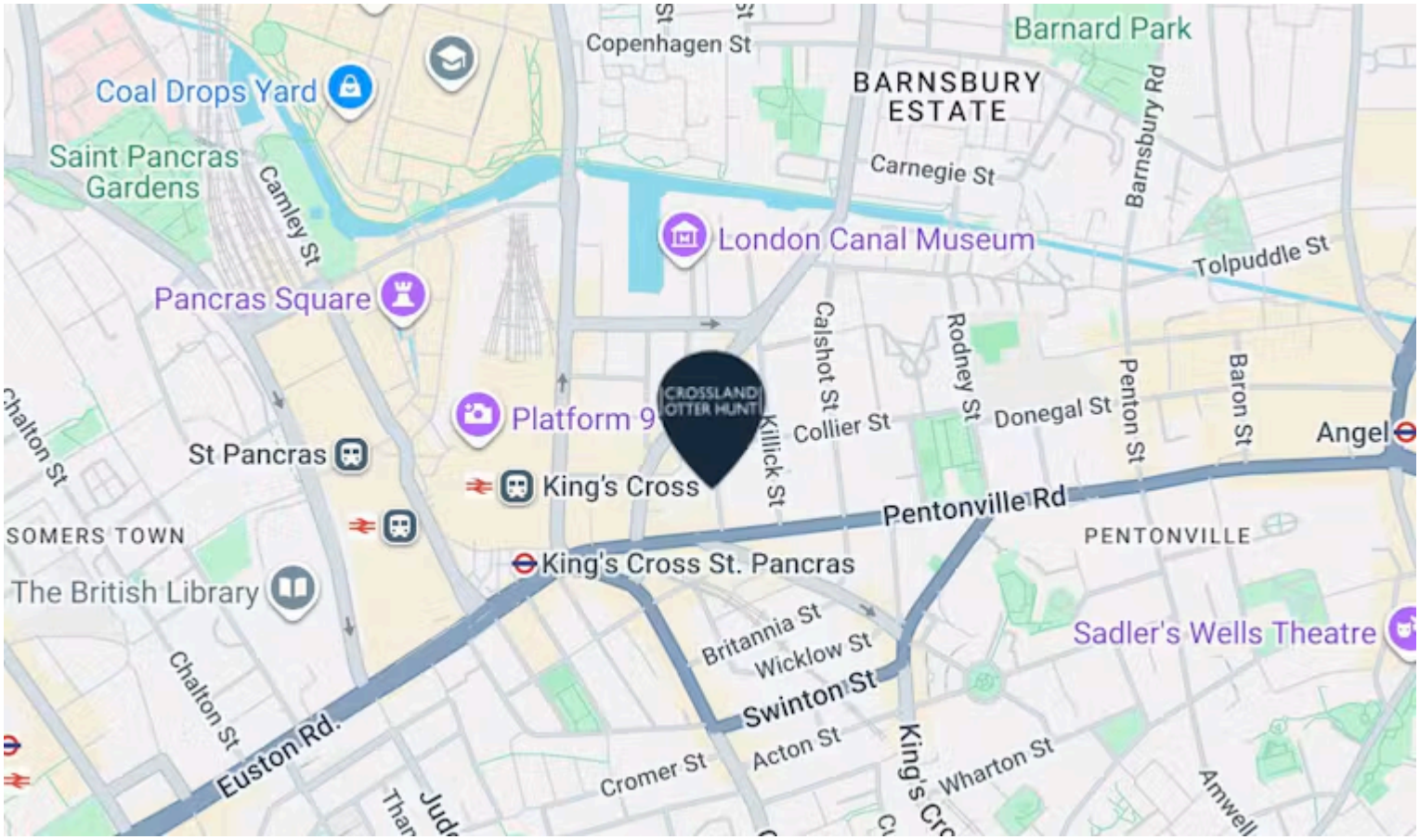
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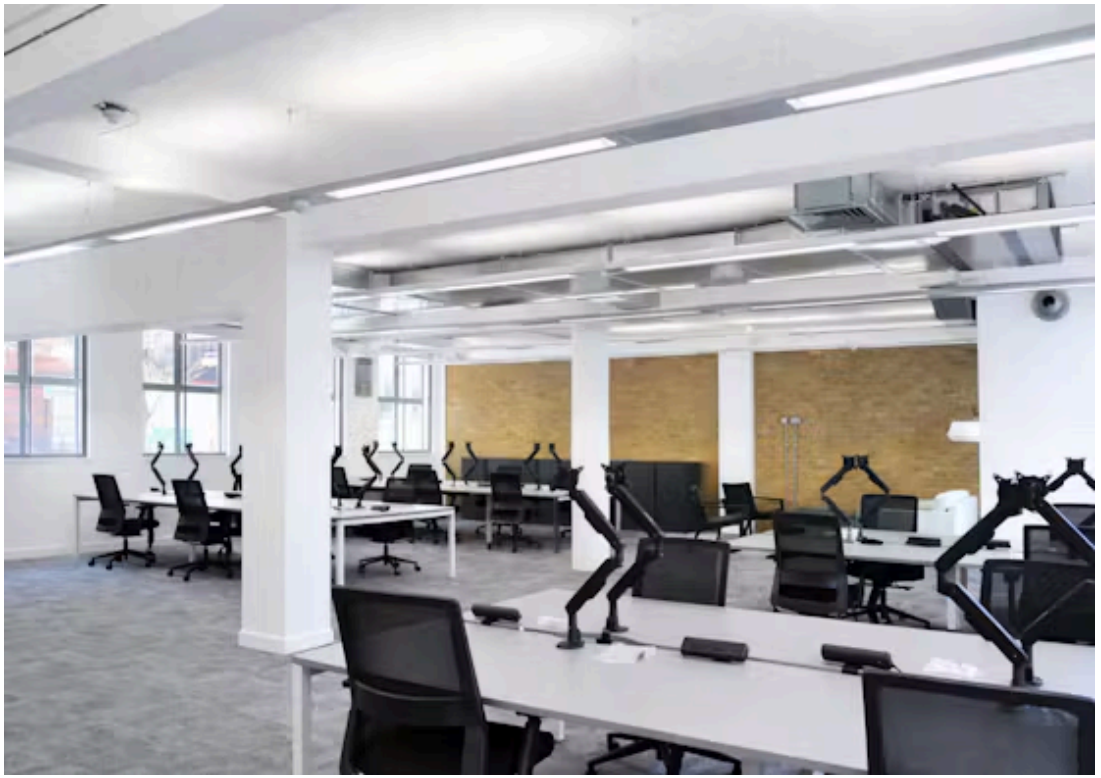


Nearest Stations

- King's Cross (0.1 Miles)
- Kings Cross St. Pancras (0.2 Miles)
- St Pancras (0.3 Miles)

Northdown House is situated on the east side of Northdown Street, which runs between Pentonville Road and Caledonian Road. A wide range of amenities are available on the doorstep, with King's Cross Station just a five-minute walk away.









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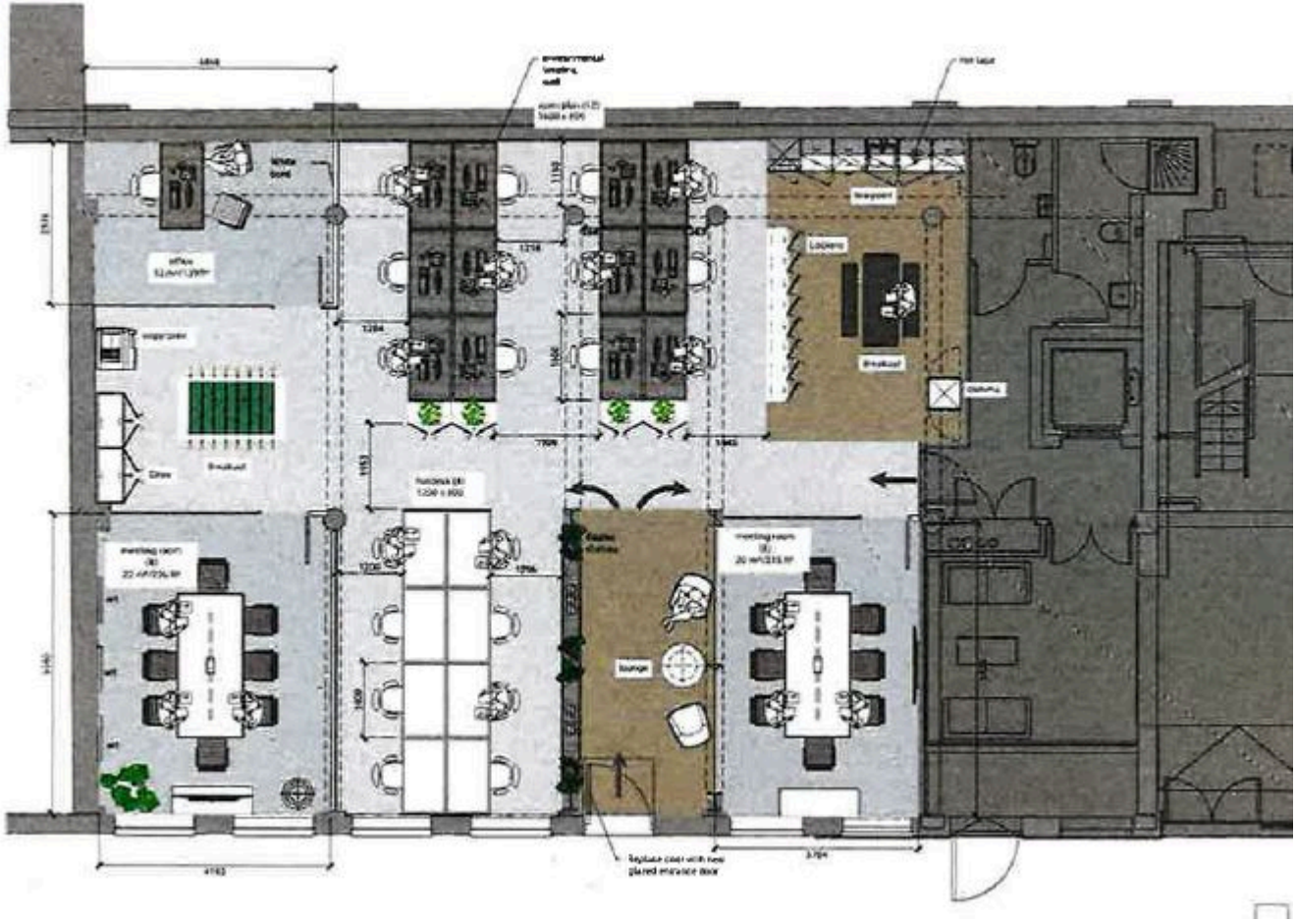
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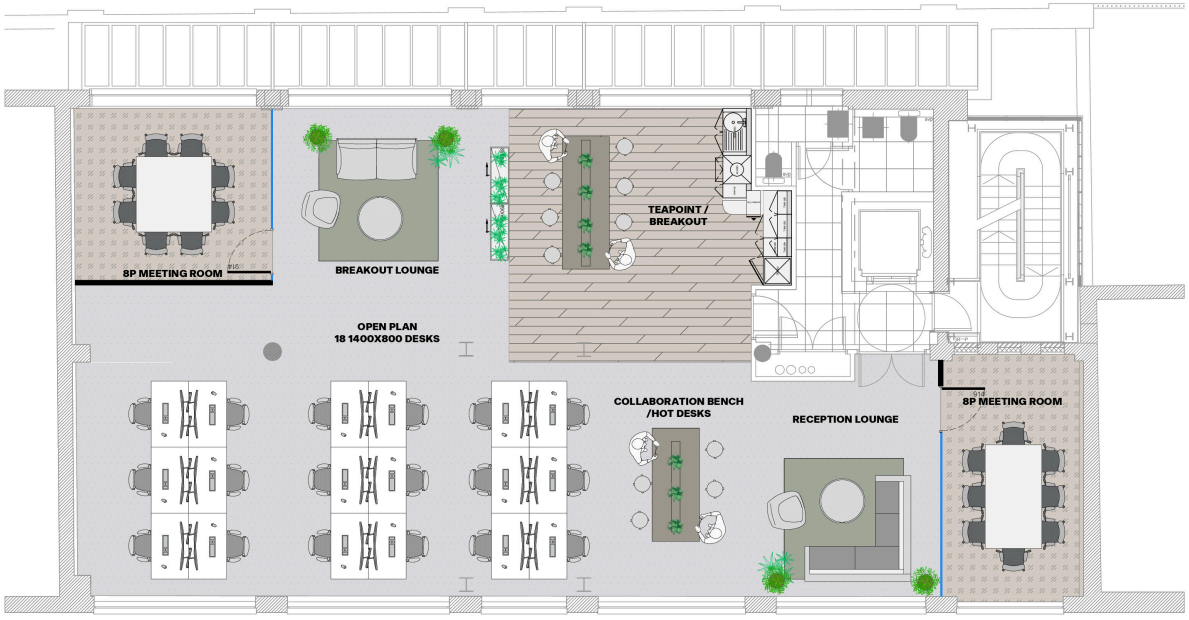


- Newly Fitted and Furnished
- Timber Flooring
- Passenger Lift
- End of Trip Facilities
- LED Lighting
- Excellent Natural Light
- Exposed Services

Ground Floor Plan



NH 1st Floor Thirdway Floor...



NORTHDOWN HOUSE - 1ST REVISED OPTION

NORTHDOWN HOUSE
NORTHDOWN STREET
LONDON
N1 9BN

1ST FLOOR

SCALE 1:50 @A1
1:100 @A3
DENSITY 1:10

N

SKETCH

05

17.10.22
JPS

THIRDWAY

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL MONTH	AVAILABILITY
1st	2,146	199.37	£65	£24.24	£8.92	£17,554.28	Under Offer
Ground	2,045	189.99	£60	£24.21	£9.80	£16,020.87	Under Offer
Total	4,191	389.36	£62.50	£24.23	£9.36	£33,575.15	

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CONTACT US



Phil Frenay
02073992742 | 07818566174
phil@coh.eu

George Pook
07761032511
george@coh.eu

JOINT AGENTS

Nikki Stoughton-Harris (Savills)
07815 032103

020 7408 1114
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Description

The two newly fitted and furnished available suites are located on the ground and 1st floor within this industrial-style office building in the heart of King's Cross. Featuring an attractive reception and warehouse-style common parts, the accommodation also benefits from excellent natural light throughout and end of trip facilities.

Location

Northdown House is situated on the east side of Northdown Street, which runs between Pentonville Road and Caledonian Road. A wide range of amenities are available on the doorstep, with King's Cross Station just a five-minute walk away.

Viewings

Strictly through the joint sole agents, Crossland Otter Hunt and Savills.

Terms

Available by way of a new lease direct from the freeholder.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY