



Entire Ground & First Floors
2,071 Sq Ft / 192.4 Sq M

LOCATION

The property is located on the West side of Lorenzo Street, close to the junction with Pentonville Road. Transport links are excellent with King's Cross St Pancras (Hammersmith and City, Metropolitan, Northern, Piccadilly and Victoria Lines) and London King's Cross (First Hull Trains, Grand Central, Great Northern and Virgin East Coast) Stations all within easy walking distance. Numerous bus routes operate within close proximity

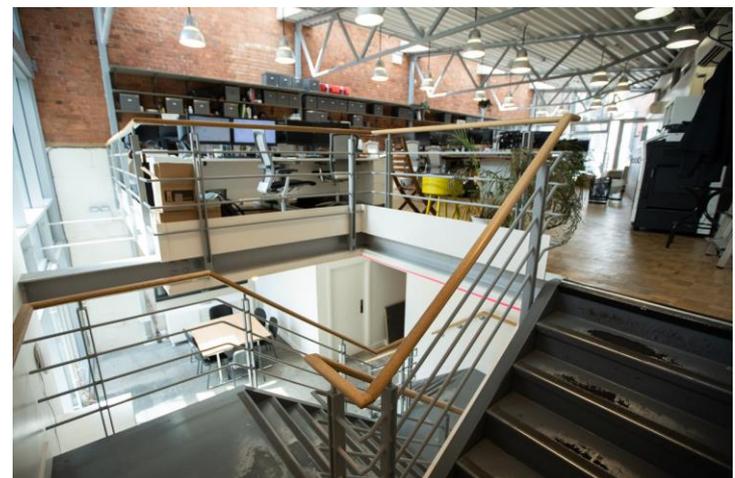
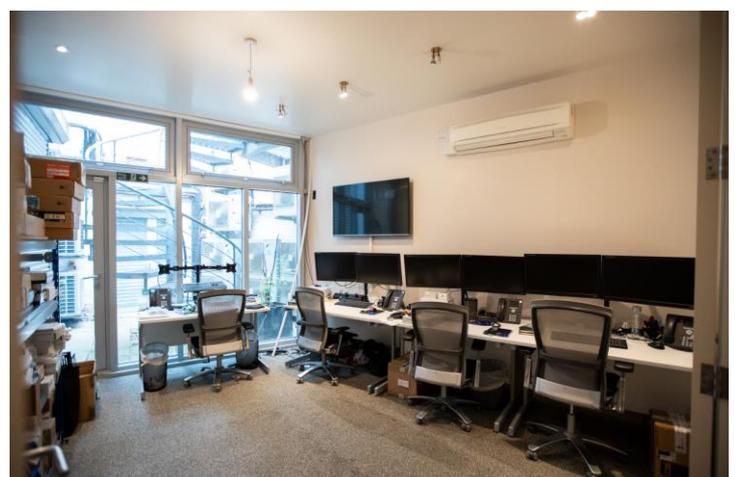
DESCRIPTION

The premises is a fully self-contained office building arranged over ground and first floors. The floors benefit from superb front and rear natural light and demised WC and kitchen areas.

The ground floor is fitted with a break out area and meeting room. The first floor provides high ceilings with exposed beams and exposed brickwork.



2 LORENZO STREET LONDON WC1X 9DJ





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AMENITIES

Demised WCs
Audio Entry System
Great Transport Links
Fully Self-Contained
Excellent Natural Light

Air-Conditioning
Exposed Brickwork
Bicycle Racks
Demised Kitchen
Fibre In Building

** More space available if required. Up to 5,000 sq ft

TERMS

A new sub-lease for a term to be agreed until February 2025.

RENT

£49.50 per sq ft per annum

RATES

£18.30 per sqft (2020/2021)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

£2.84 per sq ft.

LEGAL COSTS

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

POSSESSION

Available Immediately - Viewings by arrangement through sole agents: -

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