

Nº 4-26

BRITANNIA ST

KING'S CROSS, WC1

THE SPACE

Experience a slice of NYC loft style, set on a quiet backstreet just moments from the flourishing cultural hotspot of Kings Cross. Offering 3,815 sq ft of open plan office space, this first-floor refurbishment features an impressive entrance lobby, high ceilings, timber floors and exposed steel beams. Huge windows provide an abundance of natural light, while bike storage and showers make it ideal for two-wheeled commuting.



THE AREA

Britannia Street is impeccably positioned for culture, food and leisure. The ground floor is home to the renowned Gagosian Gallery, one of the area's many art galleries and cultural attractions. And with Kings Cross just a short stroll away, the thriving communities of Coal Drops Yard and Granary Square are within easy reach, offering a wealth of restaurants, bars and cafés.



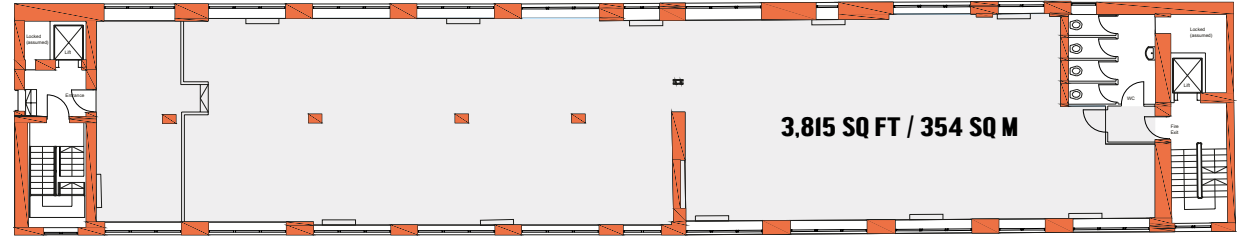
Kings Cross St Pancras is one of London's major transport hubs, providing six tube lines plus regional and national rail services across London and the UK. With fast connections to airports, plus the Eurostar terminal nearby, the rest of the world is within easy reach. Meanwhile, the nearby canal makes cycle commuting a breeze.

KING'S CROSS	⊖ ⇄	12 MIN TUBE	LIVERPOOL ST	⊖ ⇄
KING'S CROSS	⊖ ⇄	5 MIN TUBE	EUSTON	⊖ ⇄
KING'S CROSS	⊖ ⇄	8 MIN TUBE	OXFORD CIRCUS	⊖
KING'S CROSS	⊖ ⇄	10 MIN TUBE	PADDINGTON	⊖ ⇄
KING'S CROSS	⊖ ⇄	13 MIN TUBE	VICTORIA	⊖ ⇄
KING'S CROSS	⊖ ⇄	1 HR TUBE	HEATHROW	✈
KING'S CROSS	e	2HR 43MIN EUROSTAR	PARIS	e



THE DETAILS

- EXTENSIVE REFURBISHMENT
- NEWLY REFURBISHED BY STIFF & TREVILLION ARCHITECTS
- NEW YORK LOFT-STYLE SPACE WITH HIGH CEILINGS
- IMPRESSIVE DOUBLE HEIGHT RECEPTION SPACE
- LARGE FRONT AND REAR WINDOWS OFFERING ABUNDANT NATURAL LIGHT
- TIMBER FLOORING
- EXPOSED STEEL BEAMS
- NEW AIR CONDITIONING THROUGHOUT
- GALVANIZED STEEL PERIMETER TRUNKING
- BIKE STORAGE
- SHOWERS
- NEW W/C'S
- PASSENGER LIFT
- ENTRY PHONE
- CLOSE TO A WIDE RANGE OF TRANSPORT LINKS



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**4-26 BRITANNIA ST,
KING'S CROSS, WCI**