

*preliminary details*

new instruction benefiting from volume,  
light + style with its own entrance

designed by leading architects *sqire and partners*

of particular interest to all creative occupiers

## **20 northdown street, kings cross, n1**

5,453 sq ft approx for rent



### **Location**

excellent transport links with kings cross station (victoria, hammersmith + city, circle, metropolitan, northern, piccadilly lines + thameslink)

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8600



7399

TELEPHONE

## accommodation

ground floor	2,621 sq ft
lower ground floor	<u>2,832 sq ft</u>
total	5,453 sq ft

## amenities

- excellent natural daylight
- unique architecture
- kitchen
- wc`s + showers
- full height windows
- self-contained with own entrance
- lightwell and interconnecting stairs
- air conditioning

## rent

upon application

## lease

a new lease direct from the freeholder

## viewing

strictly by prior arrangement via sole agents simon rinder / julian wogman

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