

PILCHER●LONDON

bespoke commercial property consultants

spitfire building
71 collier street
london, n1

for rent / lease

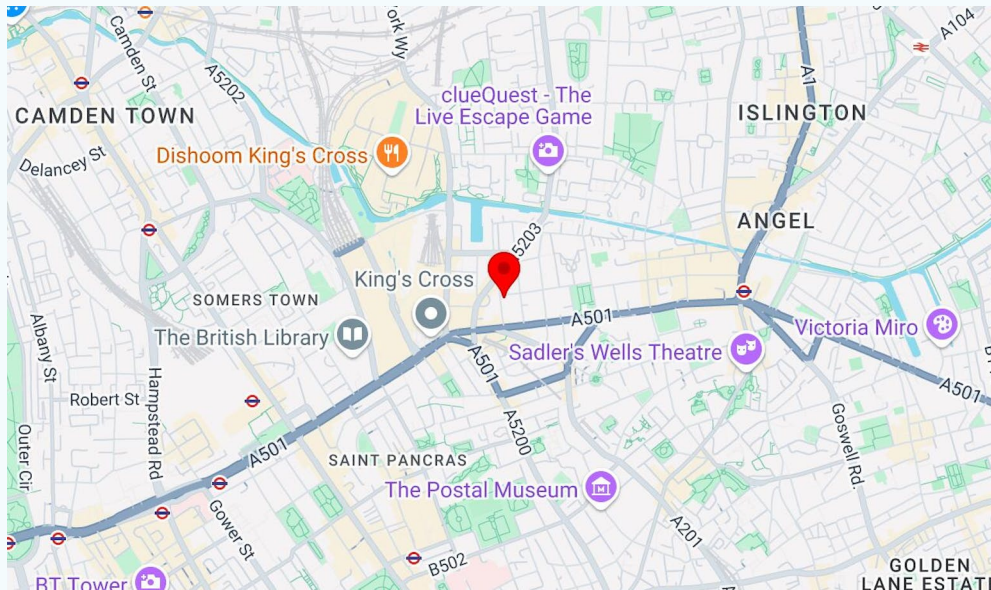
3,823 - 11,474 sq ft

a former warehouse building
benefitting from volume, light +
character throughout and of
particular interest to creative's



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about

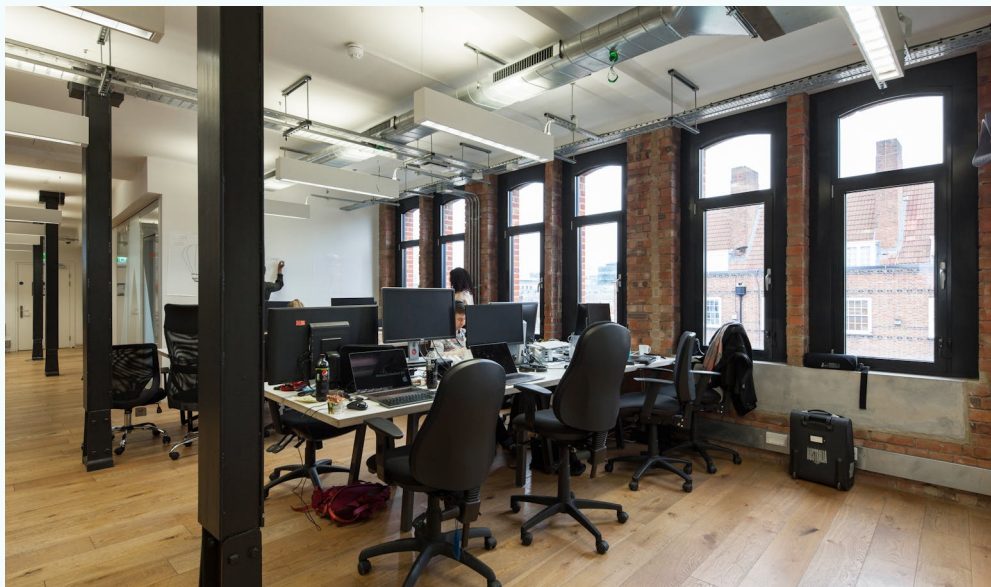
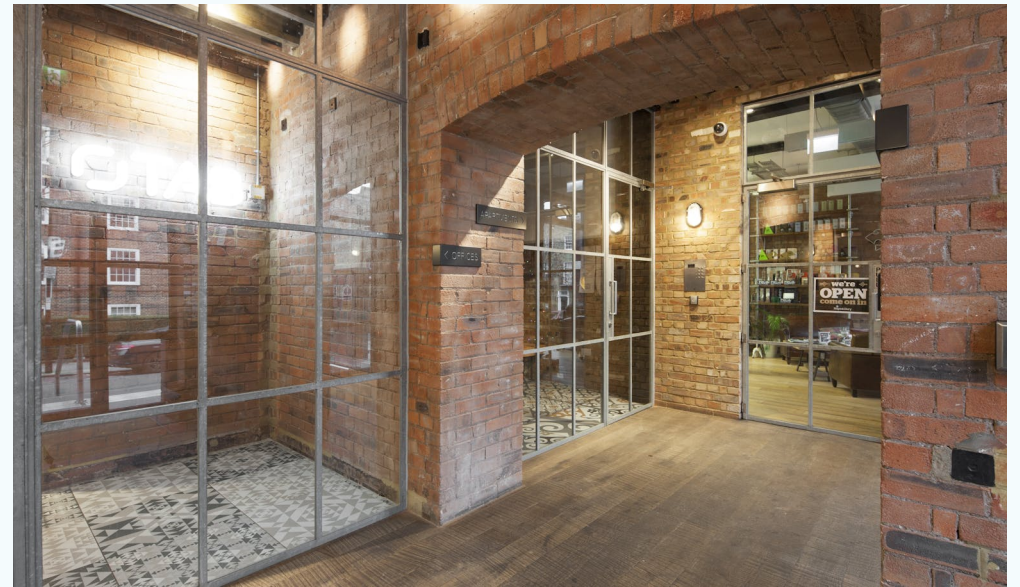
the spitfire building is a former converted warehouse building which enjoys wonderful architectural features and adjoining a pocket park which the offices have views onto.

existing building features and textures including sand blasted brick, hand made floor tiles and crafted furniture purpose designed for the interesting building entrance.

location

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

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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
1st	3,824	355.26	available
2nd	3,823	355.17	available
3rd	3,827	355.54	available
total	11,474	1,065.97	

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amenities

- excellent natural daylight
- exposed brickwork
- wood flooring throughout
- terrace (1st floor)
- excellent floor to ceiling height
- air conditioning
- galvanized trunking
- passenger lift
- bike storage
- wc`s + showers throughout
- fully dda compliant

financials

rent	£69.50 per sq ft
service charge	£7.70 per sq ft

legal fees

each party to bear their own costs

epc

c

vat

applicable

lease

new lease

possession

available september 2025

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viewings & more information

simon rinder

020 7399 8611 | 07734 488 286

simonrinder@pilcher.london